

01 Beverly Hills

Single Family

TUESDAY

603 N BEDFORD DR	Open	11-2
\$15,900,000	6+11	



SOPHISTICATED BEVERLY HILLS EUROPEAN VILLA

Sensational, brand-new 6bd/11ba European Villa. Exemplary scale & volume w/ beautiful finishes, dramatic floor to ceiling windows, crown molding, lux high/coffered ceilings thruout. Office w/ FP, dual powders, DR w/ herringbone laid floors & wine closet. LR w/ bar & FP. Eat-in kit & butler's pantry. Master Suite w/ sep baths, FP & terrace. 3 addtl ensuite bds upstairs. Amenities: elevator, gym, wine cellar, theatre, pool, spa & outdoor kit. Experience the finest that BH offers! 603Bedford.com

Linda May
HILTON & HYLAND 310.492.0735

Co-listed with Steve Frankel

810 N ALPINE DR	Open	11-2
\$13,495,000	5+7.5	2sty-SPANISH



BEST STREET IN THE FLATS! AMAZING SPANISH STYLE HOME

Gated, Mediterranean estate sits on almost an acre flat. Prime Beverly Hills Flats location with a tennis court and guest house.

Josh Flagg
RODEO REALTY BH 310.720.3524

Range, Refrigerator, Fireplace, BBQ

1240 LOMA VISTA DR	Lunch	11-2
\$12,995,000	6+7	CONTEMPORARY




JUST LISTED! PRIVATE & GATED TROUSDALE BALINESE MODERN OASIS

Extraordinary Balinese modern pavilion w/ pool & city views on a ~22,550 SF lot in prime Trousdale Estates. This private contemporary 6BD, ~6,000 SF villa features large scale indoor & outdoor spaces, formal dining area, gorgeous Chef's kitchen, media lounge, outdoor kitchen & entertaining area, multiple outdoor decks, resort-like pool area & guest house. 2 master suites w/ luxurious baths & sitting rooms, 4 addtl ensuite BDs & yoga studio/gym. Gated motor court & garage for 6 cars off-street.

MLS#18-399648
ST. JAMES + CANTER 310.704.4248
BERKSHIRE HATHAWAY

WWW.TROUSDALEMODERNOASIS.COM

1077 N HILLCREST RD	Open	11-2
\$6,900,000	5+5	MID-CENTURY



PRIME TROUSDALE ESTATES

28,000+ sq.ft. lot with approximately 20,000sq.ft. flat. City and ocean views. Enhance and renovate the existing property or build your dream home.

MLS#18-399444
David Kramer 310.691.2400
HILTON & HYLAND

DavidKramer.Group

515 N ARDEN DR	Open	11-2
\$5,850,000	3+3.5	



CLASSIC SPANISH IN BEVERLY HILLS FLATS

Exceptional & unique development opportunity to rebuild or restore Prime BH Flats classic Spanish. 3bd+maid's, 3.5ba, freshly landscaped w/ lush gardens/flowers. Spanish character & charm thruout. FLR w/ vaulted ceiling & FP. Bright FDR. Cook's kit opens to fam rm/den. Ensuite maid's & utility rm. Master suite w/ 2 walk-in's & large bath. 2 addtl bds upstairs. Porte-cochère, 2-car garage, ample parking & outdoor space. Rare opp to live walking distance to the most fab shops/restaurants in city!

Linda May Guy Levy
HILTON & HYLAND 310.492.0735

www.515ArdenDr.com

1045 CAROLYN WAY	Open	11-2
\$4,699,000	2+3	1sty-RANCH



BEST DEAL IN CITY OF BEVERLY HILLS

This magnificent property has not been on the market in over 50 years. Perched up a long private driveway with a motor court, this house is located on prestigious Carolyn Way, with very few neighbors and privacy. The property is adjacent to the Virginia Robinson Gardens. The one story mid century ranch home has a lovely floor plan and beautiful views of greenery. Priced under \$5 million this is the best deal north of Sunset and by far the least expensive house north of Sunset.

MLS#18-400120
Josh Flagg 310-623-8703
RODEO REALTY - BEVER

Blt-Ins,Frzr,Fridg

312 S RODEO DR	Refresh.	11-2
\$3,595,000	3+3	1sty-SPANISH



STUNNING SPANISH HACIENDA ON RODEO DRIVE

Stunning Spanish Hacienda on south Rodeo Drive! 3 BR | 3BA architectural classic on a 7650 SQ FT lot. Home features: 2 large sun filled entertainer's courtyards w/ lush gardens, fireplace, & plenty of space to lounge & host events. Completely private & quiet, the home features 2 more fireplaces, natural hard wood floors, high ceilings, wood beams, and vintage stain glass windows & doors all opening to the courtyards. Large 2 car garage + bonus driveway parking. A+ LOCATION www.312RODEO.com

MLS#18-398874
Tony Berns 3107220744
COLDWELL BANKER RESI

www.312RODEO.com

333 N REXFORD DR	Open	11-2	632G1
\$3,000,000	3+2	CALIFORNIA BUNGALOW	




AMAZING OPPORTUNITY TO ADD ON, REMODEL OR BUILD!

Priced below comps! Currently the only property available for sale on the MLS North of Wilshire, West of Doheny, East of Crescent & South of Burton Way. 7,534 square foot lot. The perfect opportunity if you are looking to build or remodel. Prime central location a block from the Beverly Hills business district, shopping, & restaurants. Close to public transportation and a rare opportunity to buy in this prime sought after location.

MLS#18-400974
Christophe Choo 310-777-6342
COLDWELL BANKER RESI

None

301 S ALMONT DR	Open	11-2
\$2,950,000	3+2	OTHER



FIXER OR DEVELOPMENT OPPORTUNITY

FIXER OR DEVELOPMENT OPPORTUNITY. INCREDIBLE OPPORTUNITY IN ONE OF THE MOST AFFLUENT NEIGHBORHOODS IN PRIME BH LOCATION. THIS 3 BEDROOM/2 BATHROOM ±1980sf HOME IS FULL OF POTENTIAL TO FIX TO YOUR OWN TASTE OR IF YOU WOULD RATHER DEVELOP THE PLAN IS READY TO BUILD. DON'T MISS OUT ON THIS POTENTIAL DEVELOPMENT OPPORTUNITY OR KEEP AND ADD TO YOUR PORTFOLIO.

GEORGE V 3108694514
NEXT DOOR PROPERTIES

802 N CRESCENT DR	Open	11-2	
\$11,250,000	435000000	5+6	MID-CENTURY



FIRST TIME ON THE MARKET IN OVER 50 YEARS

Rare single story family home sits on over half acre corner property. Within a block of the Beverly Hills Hotel this five bedroom home has a championship north/south tennis court. Built in 1963 the home features terrazzo floors and fireplace opening to both the living room and den with glass doors leading to pool area. Formal dining room seats 12 Large master suite. Original kitchen and bathrooms. Bring your architect to remodel or visions to build on a unique extra large property in the flats.

MLS#18-389626
Susan Smith Jeff Hyland 310.278.3311
HILTON & HYLAND


Co-listed w/ Diane Sharp

1181 LAUREL WAY

Open 12-2

\$15,995,000

7+8 CONTEMP MED



MLS#18-339180

Valerie Fitzgerald 310-285-7515

COLDWELL BANKER RESI

rev

Gated Contemporary Mediterranean estate offering private resort-style living and full-scale entertaining on over an acre in Beverly Hills. A palatial entry opens to grand scale interiors featuring limestone floors and a dramatic double staircase. Open floor plan includes living room, chef's kitchen with breakfast room, family room, dining, office, guest suite, media room, and staff quarters. 7 bedrooms and 9 bathrooms The "resort-style" saltwater pool has waterfalls, water slide, and spa.


BBQ,Blt-Ins,Dshwshr,Dryer,Frzr,Other

205 S ROXBURY DR

Open 11-2

\$4,950,000

4+6 CAPE COD



MLS#18-396916

Florence Mattar 310-927-2777

COLDWELL BANKER BHN

rev

REMODELED CAPE COD IN BEVERLY HILLS WITH ELEGANT DETAILS

Grand entry with high ceilings, living room w/ pitched ceiling and fireplace, large dining room, spectacular kitchen open to family area. Master bedroom suite with balcony and 2 additional bedrooms and baths upstairs, plenty of closets. pool house is approx. 393 sq ft with bathroom. Pool with 3 water fountains, glass doors open to large patio, great for indoor/outdoor entertaining, plenty of parking, long driveway and carport.

www.205southroxbury.com

01 Beverly Hills


Condo / Co-op

9249 BURTON WAY #403

Lunch 11-2

\$1,550,000

2+3 FRENCH NORMANDY



MLS#18-393030

Jill Epstein

NOURMAND & ASSOC.

rev

CORNER UNIT IN LA FAUBOURG ST. GERMAINE

French Normandy style front facing corner unit in prestigious "La Faubourg St. Germaine" on Burton Way next to Viceroy L'Ermitage Hotel. This 2 bedroom 2 and a half bathroom with hard wood floors throughout, exterior french doors leading from living room & master bedroom to terrace with city and tree top views. Great natural lighting throughout the unit. Adjacent to the heart of Beverly Hills shops & restaurants.

controlled access, gym, concierge

9321 BURTON WAY #B

Open 11-2

\$1,590,000

3+3



MLS#18-384202

Ronnie Kassorla 310 666-2334

NELSON SHELTON REAL

bom

Completely remodeled this turn-key, elegant and sophisticated townhouse is just steps from all Beverly Hills has to offer and is ready to move in to! Inviting entry with a staircase skylight to make it light and bright. The vaulted ceiling is very dramatic and makes a spacious feel in the living which looks out to a wonderful patio/garden. The patio makes this more like a private home than a condo. 3 bed suites, side by side parking with direct access to the condo

Blt-Ins,Dshwshr,Dryer,Grbg Disp,Hood

01 Beverly Hills

Land

606 N REXFORD DR

Lunch 11-2

\$5,495,000

Land



NEW

PICK UP YOUR TO-GO BOXED PICNIC LUNCH AND MARKETING PACKAGE

Rare opportunity to build your dream home on the coveted Rexford Drive in prime Beverly Hills Flats. This lot offers 13,668 square foot of vacant land. Ideally located close to world-famous restaurants, boutiques, and famed Rodeo Drive shopping. Do not miss this opportunity!

www.ReadyForRexford.com

Rochelle Atlas Maize 310.968.8828

NOURMAND & ASSOC.

01 Beverly Hills

Lease

505 EVELYN PL

Open 11-2

\$39,995

5+7 VILLA



MLS#18-386356

Ideen(Eddie) Fallah 310-853-9266

THE LUX GROUP, INC.

NEW

BEVERLY HILLS GRAND ESTATE

Enjoy the latest features in home automation with a fully integrated Control4 smart home system controlling everything from lighting, entertainment, security, energy, and more at your fingertips. The front entry of this gracious estate will immediately evoke true elegance, with a trayed, gilded ceiling with skylights, and dramatic contrasting décor. Through the simple archway is a grand salon gleaming in its ornate simplicity, with beautifully polished white marble floors.

BBQ,Blt-Ins,Cbl,Dshwshr,Dryer,Other

02 Beverly Hills Post Office


Single Family

2781 BENEDICT CANYON DR

Refresh. 11-2

\$10,899,000

6+7.5 CONTEMPORARY



NEW

SECLUDED & PRIVATE VIEW ESTATE

Secluded estate on +/- 2.2 acres offers extreme privacy, balance of classic & contemporary design. Enter private gate up long driveway to find gem hidden away off street. Refined floor plan w/2 story foyer, living room w/soaring ceilings, fireplace & bar. Chef's kitchen w/center island & top-tier appliances. Master Suite w/fireplace,vaulted ceilings. Outdoor spaces perfect for al-fresco dining and enjoying sun-drenched pool. Lush landscaping w/unrivaled canyon views in serene & magical setting

ESPRESSO BAR

MARC NOAH 310-968-9212

SOTHEYBY'S

3343 CLERENDON RD

Open 11-2

\$5,995,000

4+5



NEW

AMAZING OPPORTUNITY

Located in the coveted gated Mulholland Estates of Beverly Hills, this elegant estate offers luxurious indoor/out living for the quintessential California lifestyle. Grand formal foyer & living room expand w/ soaring high ceilings & double height windows. This home features high end amenities & details, including a fully equipped Gourmet kitchen w/ 2 Sub-Zeros, high end appliances, Viking 10 burner stove, 3 warming drawers, & convection ovens.

HiltonHyland.com

Brooke Kaufman Halsband 310.467.3618

HILTON & HYLAND



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12066 SUMMIT CIR	Open	11-2	NEW
\$4,998,000	3+4	2sty-FRENCH	



GUARD GATED FRENCH TRADITIONAL WITH VIEWS AT THE SUMMIT

Enter the guarded gates of LA's most elite locale: The Summit. Home to the world's most prestigious names, this hilltop community is a peaceful retreat overlooking the world. This French Traditional is a sight to see featuring jaw-dropping views, picturesque grounds overlook the city offering several outdoor living & dining spaces & pool+spa w/ waterfalls. Ample parking set behind gates. An opportunity to call The Summit home is rare, and even more so the chance to own an estate of this stature.

MLS#18-399736
Rayni & Branden Williams 310.691.5935
HILTON & HYLAND

Williams & Williams Estates Group

1714 FERRARI DR	Open	11-2	rev
\$2,675,000	5+3	2sty-ARCHITECTURAL	




SPACIOUS 5 BEDROOM HOME WITH POOL OFF SUMMITRIDGE!

Price Improvement of 75k. 5 bedrooms, 3 baths, den, office, pool and spa! A lot of house for the price! Exceptional family & entertaining house on a quiet cul-de-sac off Summitridge. Large living room w/soaring ceilings & dining area w/ an architectural feel, opening to the pool, spa and spacious wood deck with canyon views beyond. Flexible floor plan, vaulted ceilings, fab modern staircase of steel and wood, details that are carried throughout downstairs - Large family room w/fireplace

MLS#18-371360
Kathy Marshall 310-777-6263
COLDWELL BANKER RESI

Lot size of over 22,000 sq feet!

1460 SEABRIGHT PL	Open	11-2	NEW
\$2,295,000	2+3	2sty-MID-CENTURY	



EXPLOSIVE VIEWS FROM DOWNTOWN TO CENTURY CITY


Gated entrance to a sparkling pool & covered patio with views. Vaulted & beamed living room ceiling w/ sliding doors that lead outside to built-in BBQ, perfect for entertaining. Wood burning fireplace & designer finishes and fixtures throughout. Gourmet cooks kitchen. Upstairs feat. master suite with views, & private balcony. Sun filled marble bathroom w/steam shower & separate spa tub. Additional en-suite bedroom. Sonos sound & security system throughout. Spacious garage w/built-in storage.

MLS#18-400590
Adam Sires/Mike Nourmand
NOURMAND&ASSOCIATES

Priced to Sell! Bring all Offers!

03 Sunset Strip - Hollywood Hills West Single Family

2000 LA BREA TER	Open	11-2	NEW
\$8,800,000	5+8		



NEW PRICE! INCREDIBLE VALUE FOR THIS HOLLYWOOD HILLS ESTATE

1.8 usable acres with city views. Iconic 1940's Moderne by C. Raimond Johnson AIA First time on the market in 25 years. this rare and unique Mansion was built in 1941 with a vision of design rarely seen today. Gated community affords seclusion, yet moments from major destinations of the city. Large motor court, 2 story entry with unique curved wood and glass staircase. Walls of glass looking out to city views and lush landscaped grounds with resort sized pool! A true one of a kind opportunity!

MLS#18-395962
Brett Lawyer 310.858.5402
HILTON & HYLAND

BrettLawyer.com

9855 YOAKUM DR	Open	11-2	red
\$1,187,000	2+2	CONTEMPORARY	



REMODELED CONTEMPORARY TREEHOUSE | GREAT CONDO ALTERNATIVE

Upon entering this inviting home, the wood beam vaulted ceilings create both volume and warmth. The open loft style living spaces encompass a great room with wood burning fireplace, dining area and a sleek modern kitchen reimagined for entertaining.

MLS#18-388062
Jodi Rubin 310-254-7123
SOTHEY'S

9855Yoakum.com

8590 HOLLYWOOD	Open	11-2	NEW
\$7,950,000	3+4.5	MODERN	




ARCHITECTURAL TOUR DE FORCE BY JEFF LEWIS

A 3-year masterful effort to reimagine this property has resulted in an incomparable estate residence on the Sunset Strip. Kitchen features dual islands with integrated Sub Zero/ Wolf Appliances, and Nero Marquina countertops, flanked by a patio with firepit and expansive city views. Master suite with private patio, custom walk-in closet, and breathtaking bath, all oriented to take advantage of the views. Two additional bedrooms and great room with bar open to the raised infinity edge pool.

MLS#18-395962
Bryant \ Berkman Lewis 323-854-1780
PAC UNION/COMPASS

www.8590Hollywood.com

9374 BEVERLY CREST DR	Open	12-2	rev
\$10,995,000	5+6	ARCHITECTURAL	



NEWLY DESIGNED AND DECORATED, STUNNING CONTEMPORARY WITH MASSIVE CITY AND OCEAN VIEWS. The glass entry opens into a spacious entry with 180-degree views. The master suite is large with a sitting area, fireplace, and terrace. Watch the sunset over the Pacific Ocean from bed! Master bath with luxurious walk in closet. High-tech kitchen is large with a breakfast bar, dining area, and terrace. Three additional bedrooms suites all with terraces. A dramatic, bold, exciting home to live and entertain

MLS#18-392928
Valerie Fitzgerald 310-285-7515
COLDWELL BANKER RESI

Blt-Ins,Dshwshr,Elvtr,Hood Fan,Rng/Ovn

8003 HOLLYWOOD BLVD.	Open	11-2	NEW
\$4,495,000	5+7	VILLA	



GATED SUNSET STRIP ESTATE WITH GUESTHOUSE

Built in 1925 by William L. Skidmore, the estate boasts a chef's kitchen leading to a huge flat yard w/pool, spa, & an entertaining space with fireplace & outdoor kitchen. The owner's suite features his & her bath w/steam spa shower & 2 walk-in closets, & an expansive deck w/city lights views. Full Control4 home automation, new security system, automatic roller shades, & keyless entry. Parking for 9 cars including 2-car garage & private driveway. Two-story guesthouse is approx. 1,400 sq. ft.

MLS#18-398438
Jason Oppenheim
THE OPPENHEIM GROUP

www.ogroup.com

1432 N HARRIDGE DR	Open	11-2	rev
\$4,399,000	4+4	MODERN	



DISTINCTIVE LIFESTYLE CHOICE

The best unobstructed views and refreshing ocean breezes in the City! Renovated designer home with high ceilings, oak flooring, two fireplaces, kitchen with Miele appliances, Silverwave marble, Blizzard white Quartz, walnut cabinets, Sonos sound technology and cameras controlled from your phone. This 4 bedroom, 4 bath home features 3,060 sq. ft. of which 1,000 sq. ft. is the master suite! The most incredible illuminated glass railed rooftop deck with speakers/sound for entertaining.

MLS#18-378714
Paul Wylie 323-515-9585
LAMERICA REAL ESTATE

Dshwshr,Frzr,Grbg Disp,Hood Fan,Micr

1286 SUNSET PLAZA DR	Lunch	11-2	NEW
\$4,350,000	4+5	2sty-TRADITIONAL	



OLD HOLLYWOOD ON SUNSET STRIP

Move in ready sited high on a gated street to street lot -moments from Sunset Strip. Gracious center entry, DR, FR, step down LR w/ office and fp. Sliders provide easy flow to enchanting yard. 2nd floor features a spacious master w/ city views, fireplace, newly remodeled bath & dual walk ins plus 2 additional bedrooms. A large, lower level recreation/ media room. Detached, 2 room guest house, 8 car parking. Chic and sophisticated, yet comfortable.

MLS#18-378714
Cindy Williamson 3103675631
PACIFIC UNION

1286sunsetplaza.pacunion.la

2780 OUTPOST DR	Open	11-2
\$3,395,000	3+3	MID-CENTURY



AMAZING OPPORTUNITY!


FIRST TIME ON THE MARKET! UNBELIEVABLE 3/4 ACRE PROPERTY. A private promontory in prime Outpost Estates. HUGE MOTOR Court. Long set-back from the street providing zero noise and total privacy. SPECTACULAR HEAD-ON CITY VIEWS. THE HOME FEATURES A LRG STEP-DN LIV RM WITH WOOD-BEAMED CEIL and WALLS OF GLASS FOR THOSE STAGGERING VIEWS. Majestic terr overlooking the city. HUGE PL IN A PARK-LIKE SETTING. The options are unlimited and the potential is tremendous for development or restoration.

MLS#18-400784
Neal Baddin 323-793-7405
COLDWELL BANKER RESI

Blt-Ins, Frzr, Rng/Ovn, Fridg

NEW

9145 ST IVES DR	Lunch	11-2
\$7,995,000	6+7	CONTEMPORARY



ENJOY THE HOLLYWOOD HILLS LIFESTYLE AT ITS FINEST


Newly rebuilt architectural estate with high end modern finishes and one of a kind rooftop entertainer's deck showcasing exceptional panoramic views. This masterpiece is situated in one of the world's most sought-after neighborhoods, on a quiet street just two blocks from Sunset boulevard. Take the glass elevator to the indoor/outdoor entertaining areas or walk up the stairs through floating water.

MLS#18-390928
Vangelis Korasidis 310-247-1500
COLDWELL BANKER BH

Architectural Estate w/Panoramic Views!

rev

8835 CRESCENT DR	Open	11-2
\$2,495,000	4+3	MID-CENTURY



SECLUSION, SPACE AND PRIVACY IN LAUREL CANYON

Just Reduced! It's all right here in this magical 1951 mid-century modern in the heart of Laurel Canyon on 1.3 acres of land. With incredible views, a large pool and even a separate guest apartment, this property is a rare find. Located down a long private and gated driveway this 2-story home has a great layout with a step-down living room and spacious dining/kitchen area. Two bedrooms and two baths upstairs and a third bedroom/office downstairs.

MLS#18-382842
Robert Kallick 3237756305
SOTHEY'S LOS FELIZ

1.3 acres in Wonderland School

NEW

1641 WOODS DR	Open	11-2
\$6,695,000	2+3	ARCHITECTURAL



STUNNING ARCHITECTURAL MASTERPIECE WITH 270° LA VIEWS

Towering above the city & adjacent to the famed Stahl House, this architectural masterpiece captures an unobstructed 270° view of the LA skyline from the San Bernardino mountains in the West to Santa Monica & Malibu in the East. Designed by Brian Murphy, this work of art features a two-story living rm, dining rm, stainless commercial quality kitchen, media room, library, office area, a huge master suite w/views & guest ste. Pool & indoor/outdoor entertaining space w/multiple lounging areas.

MLS#18-397012
Ginger Glass 310-927-9307
COLDWELL BANKER BHN

Satellite, 3-Car Garage, Private

rev

8300 RUGBY PL	Open	11-2
\$2,195,000	3+3.5	ARCHITECTURAL



PRIVATE MODERN ARCHITECTURAL 3BD/3.5BA BY STEVEN EHRlich AIA


Modern architectural 3BD/3.5BA home designed by Steven Ehrlich AIA with mind-blowing views. 3,288 SF w/double height entertaining level, loft & master bedroom suite upstairs & 2 BDs. A private gated property boasting a walled courtyard w/stylish water & fire pit, pvt second story sundeck, & 2 story walls of glass across the front & back facade allowing for sensational views from nearly every room. 2 fireplaces, retractable glass walls, 2 car garage, laundry room. Minutes to Sunset Strip & WeHo.

MLS#18-398890
ST. JAMES + CANTER 310.704.4248
BERKSHIRE HATHAWAY

WWW.STJAMESCANTER.COM

NEW

1733 N DOHENY DR	Open	11-2
\$6,299,000	4+4	MODERN



A TRUE REMODEL OPPORTUNITY WITH VIEWS

Located in the coveted Doheny Estates enclave of the Bird Streets. This Single Story home has great bones & is sited on a large flat corner lot allowing further expansion of the current building footprint whilst maintaining the essence of the existing floor-plan. Sale includes HOA Approved plans for the proposed addition & remodel of the existing home with a unique design re-envisioning the mid-century aesthetic with a contemporary organic palette. A true 'fixer' in a prime location with views.

MLS#18-388324
Patrick Fogarty 310.779.2415
HILTON & HYLAND

HiltonHyland.com

rev

7900 WILLOW GLEN RD	Open	11-2
\$1,187,000	3+2	MID-CENTURY



Fantastic investor or end-user opportunity in Upper Willow Glen and Carpenter School District. This Mid-Century home awaits your vision and comes with APPROVED PLANS so the new owner could begin work immediately. Potential abounds in this light-filled hideaway with exposed wood beam ceilings and panoramic canyon views. This sought-after location can be accessed by several approaches making it ideal for both a Valley or city commuter.

RSR Real Estate 310.308.4287
COMPASS

www.RSRrealestate.com

NEW

7398 PYRAMID PL	Open	11-2
\$5,800,000	5+5	VILLA



"La Bastide" is a one-of-a-kind 17th Century French Renaissance masterpiece, with views from Los Angeles through Catalina. Inside, you are transported back to France. High-beam ceilings and Tromp L'Oeil painted stone walls; entertaining is perfected! Pyramid is nestled in the hills by the Hollywood sign, an easy walk to Runyon Canyon. Off Mulholland Drive, with several celebrities living nearby, 7398 Pyramid is set back from the road and offers views of downtown Los Angeles to the ocean.

MLS#18-379362
Catherine Bassick 310.795.8521
COMPASS

Cling Fan, Cent Vac, Dshwshr, Dryer, Frzr

rev

1438 N DOHENY DR	Lunch	11-2
\$3,595,000	5+6	3sty-CONTEMPORARY



REDUCED - SELLER SAYS SELL LUNCH BY CHIN CHIN

Gorgeous turnkey contemp in coveted Sunset Strip. Beautifully updated 4 BRs+maid's, 5 BAs & over 4,000 SF. Impressive 2-sty entry w/ open flow, hwd flrs & custom dtls throughout. Gourmet eat-in kit, spacious dining rm w/ French doors that open to lush grounds, pool, spa & patio. Bright living rm w/ high clgs & fp. Chic master suite w/ lg walk-in closet & lux bath. Dnstrs media rm w/ bar, wine cellar & French doors to patio & fountain. Sauna, whirlpool W/D, & iron railing staircase. A "Must See!"

MLS#18-388264
Judy Ross-Bunnage 310-285-7504
COLDWELL BANKER RES

www.1438Doheny.com

red

6876 PACIFIC VIEW DR	Open	11-2
\$3,295,000	4+4	ARCHITECTURAL



DRAMATIC ARCHITECTURAL WITH ICONIC VIEWS!

Open the custom pivot front door to reveal sweeping vistas of the city, Griffith Park observatory & the iconic Hollywood sign. Designed around maximizing light, space & perspective. Kitchen features state-of-the-art appliances & honed marble counters. Entry level includes living area & wrap around deck, large master suite, walk-in closet & balcony. Private media room, direct access two car garage and striking skylights complete this discerning property.

MLS#18-400152
Simon Beardmore 310-892-6454
COMPASS

rev

7267 PACKWOOD TRL	Open	11-2	rev
\$1,898,000	4+6	3sty-SPANISH	



FRESH LOOK!

Set behind a gated entry, the home opens into a 2-story foyer where a formal dining area feats. a tile wall water feature. Ahead lies the great rm w/a fp & vaulted ceilings w/French drs that open to a balcony & lounge area. The kitch feats a large center island & custom tile backsplash, flowing onward into the main level's two beds & shared bath. The third level is host to a 2-story landing & master w/a balcony, closet & bathroom. The lower level feats a wine cellar & an en suite bedroom.

MLS#18-369836
SMITH & BERG | GRIFFITHS 310.500.3931
PACIFIC UNION

7267packwoodtrail.com

2811 SEATTLE DR	Open	11-2	rev
\$1,439,000	3+4	VILLA	



BEST BUY IN THE HILLS

Situated within the serene environment off of Woodrow Wilson in the Hollywood Hills, this European-style villa features a main residence in addition to an attached guest suite with private entrance. Newer items include roof, electrical, plumbing, windows, kitchen, all bathrooms and more.


MLS#18-368422
John Davenport 310-254-6000
PACIFIC UNION INTERN

Dshwshr,Dryer

04 Bel Air - Holmby Hills

Single Family

783 BEL AIR RD	Open	11-2	NEW
\$19,950,000	0+0	OTHER	



UNLIMITED POTENTIAL IN PRIME BEL-AIR

Nearly an acre and a half of unlimited potential in Prime Bel Air. Sweeping views from the ocean to Century City, this lot is a perfectly situated site for a future trophy property. The land's prestigious history includes being home to an American music icon and as the vineyard for the renowned Chartwell property. One of the most exclusive addresses in all of Bel Air and an opportunity that will never be seen again.

MLS#18-398916
Drew Fenton 310.858.5474
HILTON & HYLAND

Co-listed w/ Drew Gitlin & Joyce Rey

1524 STONE CANYON RD	Open	11-2	NEW
\$11,995,000	5+8	COUNTRY ENGLISH	




ICONIC, ARCHITECTURAL DIGEST PUBLISHED, STONE CANYON ESTATE

Private, Serene, & tranquil all describe this beautifully reimagined Gerard Concord-designed estate which has been published in Architectural Digest. This iconic Stone Canyon estate is surrounded by mature trees & enchanting park like grounds. The main house offers soaring vaulted ceiling heights, an expansive living room/dinning room combo, media room with wet bar & a newly completely renovated kitchen. Behind the main house is a full functioning guest house that opens to a grassy backyard.

S.Arana G.Riddle 310-926-9808
THE AGENCY

www.TheAgencyRE.com

461 BELLAGIO TER	Open	11-2	NEW
\$10,495,000	4+5	1sty-MID-CENTURY	




MID CENTURY STUNNER IN LOWER BEL AIR

This gorgeous, mid-century modern home was originally designed and crafted by Matthew Leizer for Robby Krieger of The Doors. The property has been rebuilt and restored with some of the finest bespoke craftsmanship and no expense spared. Above the fireplace, is an original frieze interpretation of The Doors, the disappearing walls, vaulted corked ceilings, Miele kitchen, Terrazzo floors and dual spacious closets create an indoor-outdoor lifestyle suited for only the most exquisite taste.

MLS#18-400830
Josh Flagg 310-623-8703
RODEO REALTY - BEVER

Blt-Ins,Dshwshr,Dryer,Frzr,Rng/Ovn,Other

10865 SAVONA RD	Open	11-2	NEW
\$3,395,000	3+2.5	MID-CENTURY	



THE GOTHER HOUSE, 1969 BY ARCHITECT JOHN COREY

One of the finest examples of a Pavilion-style house with coffered redwood soffit ceilings running inside and outside creating a seamless interior/exterior experience. Romantic master suite featuring ocean views, sliding glass doors, second fireplace and classic architectural bathroom. There are two additional bedrooms with bath and powder room. Room for a pool. 2-car garage with direct entry. Architectural purity, unspoiled and in pristine condition. A rare find.

S Frankel, M Collins 3102813981
COLDWELL BANKER

www.stevefrankel.com

10647 SOMMA WAY	Open	11-2	NEW
\$3,099,000	3+4	TRADITIONAL	



TRADITIONAL 3 BD/3.5 BATH OFF STONE CANYON!

Inviting Traditional 3 bedroom/2.5 bath located in one of the most exclusive areas of Bel Air just off Stone Canyon, one block from Hotel Bel Air. Filled with natural light & extreme privacy on idyllic street w/ nature at your door step. Formal entry with skylight & closet open to spacious living room with slate finished gas fireplace & wall of windows & French doors opening to covered slate patio & terraced yard w/ mature citrus trees, creating a beautiful space for indoor/outdoor entertaining.

MLS#18-399780
Chad Lund / Patty Best 310.801.2641
DOUGLAS ELLIMAN

www.10647sommawaybelair.com

1560 ROSCOMARE RD	Open	11-2	NEW
\$2,469,000	5+3	2sty-TRADITIONAL	



CHARMING BEL AIR TRADITIONAL

Private and set back from the street, this bright and quiet home boasts an effortless floor plan. Center island kitchen with Viking appliances, cozy den with bar, living room with fireplace, wet bar, and built-ins, and huge 2nd floor master suite with vaulted ceilings, walk-in closet, steam shower, and jetted tub. Enormous and private backyard with brand new landscaping, expansive grassy areas, tire swing, and meandering trails that lead you to a serene viewing deck with canyon views.

Stephen Apelian 323-804-3400
CB BEVERLY HILLS S.

www.1560roscmare.com

1244 MORAGA DR	Open	11-2	rev
\$33,750,000	6+11	VILLA	



CLASSIC ITALIAN VILLA IN

Set behind the prestigious Bel-Air guard-gated community of Moraga Estates rests this opulent Classic Italian Villa commanding nearly four acres on a rare double lot. With over 14,000 square feet comprising four bedrooms and nine bathrooms, this villa boasts soaring ceilings, grand scale-sized rooms and a floor plan that is formal, yet creates a comfortable and inviting ambiance. Crestron sound plus AV and tranquil outdoor lounging spaces.

MLS#18-320568
Jeff Hyland 310.278.3311
HILTON & HYLAND

Co-listed w/ Joyce Rey

11718 WETHERBY LN	Lunch	11-2	rev
\$5,900,000	5+6	2sty-CONTEMP MED	



CELEBRITY DESIGNER ESTATE IN BEL AIR CREST

Set behind guarded gates in prestigious Bel Air Crest overlooking magnificent vistas. The 7,600 sq ft home features 5 Bds & 4.5 Ba, is bright & airy on the inside, w/grand motor court and a front entrance that gives way to a stunning high-ceilinged entryway. The opulent Mediterranean-style villa, has elevated dramatic entryways leading into a formal living room, dining room, cozier interior family room and open chef's kitchen. Master suite features double baths/closets, and a romantic loggia.

MLS#18-389884
Tatiana Derovanessian 310-432-6507
KELLER WILLIAMS BEVE

BBQ,Cing Fan,Dshwshr,Dryer,Frzr,Other

963 ROSCOMARE RD


Refresh. 11-2

\$3,495,000

3+2

1sty-MODERN

rev



MLS#18-389214

Tina L. Cameron 310-480-5309

PACIFIC UNION INTL

PRIVACY & SERENITY ON CLOSE TO 1 ACRE IN LOWER BEL AIR!

Unique opportunity on close to 1 acre for a developer or end user. Rare, gated compound with long, private drive on lower Roscomare. 6 houses from Chalon. Large flat pad surrounded by mature landscaping offering a very tranquil and private setting. Existing home is a very hip, remodeled 1-story with polished concrete floors, 3 bedrooms (turned into 2), 1.75 baths. Sound Studio. Endless park-like grounds with an expansive flat grassy yard, room for a pool. Options are unlimited!

3005 N BEVERLY GLEN CIR

Open 11-2

\$3,448,000

5+6

SPANISH

rev



MLS#18-377608

J.Babajan/L.Louvet 310-623-8800

RR/KW

LUXURIOUS ITALIAN VILLA

The high end gourmet chef kitchen has gigantic center island, top of the line appliances and walk in pantry. The luxurious master includes his and her bathroom, fireplace, and abundant closet space. All four secondary rooms have en-suite bathrooms for your guests. The Lower lever has a separate entry offering endless uses possibilities for guests. This level is very versatile including kitchenette, gym, home theatre, and teenager or staff quarters plus an additional bedroom suite.

05 Westwood - Century City

Single Family

1338 WOODRUFF AVE

Open 11-2

\$1,985,000

4+3

TUDOR

NEW



MLS#18-400930

Ron Wynn 310-963-9944

COLDWELL BANKER RESI

OWNED BY THE SAME FAMILY FOR OVER 40 YEARS!

Exceptional location on prime Woodruff Ave with endless potential to renovate or build new. 4 bedrooms + 3 baths total. Beautiful lot with views toward Century City and beyond. English Tudor style with unique offices or bonus rooms adjacent to each upstairs room, breakfast room and downstairs maid room/guest room with bath. Upstairs are 3 bedrooms and 2 baths. This home has character and charm but deserves an appreciative buyer who can see the potential.

1035 WESTHOLME AVE


Open 11-2

\$3,995,000

5+5

MEDITERRANEAN

red



MLS#18-377900

ST. JAMES + CANTER 310.291.1029

BERKSHIRE HATHAWAY

STUNNING CONTEMPORARY MEDITERRANEAN 5BD/4.5BA SHOWPIECE

Stunning Contemporary Mediterranean 5BD/4.5BA Entertainer's showpiece in the coveted Little Holmby neighborhood. Wonderfully updated w/ a desirable floor plan feat indoor/outdoor entertaining spaces, bright formal living room w/ fireplace, formal dining, Cook's kitchen w/ island & SS Viking appliances, 2nd living w/ fireplace & French doors to pvt patio, oversized master suite up w/ his & her walk-in closets, 2 BRs on main level, 2 addtl BRs down & cedar wine cellar. Direct entry 2 car garage.

05 Westwood - Century City

Condo / Co-op

10550 WILSHIRE BLV, UNIT 804

Open 11-2

\$1,225,000

2+2

NEW



MLS#18-353316

Lori Hashman Berris 310-880-3061

SOTHEBY'S INT REALTY

MODERN & STYLISH CONDO IN WILSHIRE-THAYER

2bd/2ba on the 8th Floor of Wilshire-Thayer building. Corner unit with amazing views of Century City. Floor to ceiling windows w/ natural light. Updated kitchen w/ breakfast area. Over-sized master bedroom has 2 walk-in closets, en-suite bathroom & a sitting area. Unit comes w/ 2 parking spaces, in-unit laundry & additional storage. The Wilshire-Thayer is a full-service, 24-Hour concierge/security building w/ valet parking. Ideal location near Century City, Beverly Hills & Westwood!

10122 EMPYREAN WAY #302

Open 11-2

\$2,995,000

2+3

CONTEMPORARY

red



MLS#18-353316

Lori Hashman Berris 310-880-3061

SOTHEBY'S INT REALTY

STUNNING REMODELED PENTHOUSE AT LE PARC

Premiere Contemporary Penthouse with finest custom finishes in rare coveted location at Le Parc. Redesigned and remodeled for the most discerning buyer. Formal entry leads to living areas featuring walnut hardwood floors & voluminous ceilings. All rooms open to grand terraces with pond & garden views. Chefs kitchen with skylights, top of line appliances & Lg breakfast area. Lavish master suite w/ 2 walk in closets. 2nd bedroom/den w/ built ins. Formal Dining room. Private & Quiet. One of a kind!

10106 EMPYREAN WAY #303

Open 11-2

\$2,500,000

2+4

FRENCH

rev



MLS#18-366584

Lori Hashman Berris 310-880-3061

SOTHEBY'S INT REALTY

LE PARC PH BEST BUY! OVER 2700 FT-2+DEN- HUGE POTENTIAL!

Another Tremendous opportunity at Le Parc! Penthouse condo with 2 bedrooms plus Den/3rd bedroom in perfect interior location w/ fountain views. Formal entry leads to Large Living room w/ high ceilings, fireplace and balcony. Formal Dining room and huge Den/office. Lg Kitchen w/ breakfast area opens to terrace. Master suite w/ his & her bath, high ceilings & 2 walk-in closets. Large 2nd bedroom suite. All rooms w/ privacy, pond & garden views. 24 Hr guard gated security, pools, spa, tennis & clubhouse

10116 EMPYREAN WAY #201

Open 11-2

\$2,150,000

2+3

CONTEMPORARY

rev



MLS#18-386540

Lori Hashman Berris 310-880-3061

SOTHEBY'S INT REALTY

FABULOUS LE PARC CONDO WITH VIEWS!

Great opportunity in Prestigious Le Parc condos in Prime Century City. Best interior location with fountain views from large balcony. Beautiful Living/Dining room with high ceilings opens onto balcony with lush garden views. Lavish master suite w/ full bath, walk in closets & built ins. 2nd bdrm/office w/ full bath. Kitchen with large breakfast area opens to patio. 24 hour guard gated/ security, pool, gym, tennis courts, and clubhouse. Minutes away from all Century City & Beverly Hills has to offer!

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TUESDAY

06 Brentwood

Single Family

147 S WESTGATE AVE

Refresh. 11-2

\$3,495,000

4+4



STUNNING BRENTWOOD NANTUCKET STYLE HOME

Authentic Nantucket style home w/ white picket fence offering a perfectly functioning floor plan w/ 4 br+ office & 4 ba & approx. 3,400 sq. ft. of living space. With sun filled rooms & high ceilings, the harmonious energy will captivate you while the most discerning eye will appreciate the impeccable craftsmanship, elegance, and designer finishes offered by this home. Amazing kitchen which boasts a large center island/ bfast bar, SS appl, cust. cab, Carrara counters, & oversized walk-in pantry.

Nikki Joel

310-428-2248

COLDWELL BANKER

Tuesday Broker Open w/Gourmet Coffee Bar


105 S S MEDIO DR

Open 11-2

\$3,175,000

3+4

ARCHITECTURAL



Beautifully remodeled dream home on a prime street in Brentwood. This modern home sits on a 8,854 sq ft lot. The living room, dining room, and family room boast impressive vaulted ceilings with exposed wood beams. French doors lead out to a relaxing and tranquil patio courtyard, perfect for entertaining. Mature hedges and large setback create a sound barrier from Sunset Blvd. Located in one of Brentwood's premier neighborhoods and conveniently close to popular restaurants, markets, and shops.

MLS#18-385214

Catherine Bassick

424-285-0721

COMPASS

Cbl,Cent Vac,Dshwshr,Micro,Fridg,Other

3416 MANDEVILLE CANYON RD

Open 11-2

\$2,450,000

4+3

1sty-TRADITIONAL



CAPTIVATING CANYON RETREAT

Captivating canyon retreat, on a large private lot. Meticulously remodeled and exuding California-charm. An open floor plan w/ vaulted ceilings, hardwood floors, and cozy fireplace. Eat-in kitchen w/ stainless steel appliances and large island. Private master suite w/ French doors opening to the gorgeous backyard. Three additional bedrooms. Outside, a large terrace, pavilion and outdoor kitchen. Walk the bridge over the waterfall to the pool & spa and experience the tranquility of canyon life.

Jade Mills/Johnny Schell

310-285-7508

COLDWELL BANKER

Built-Ins, Range/Oven, Refrigerator


11318 FARLIN ST

Open 11-2

\$1,699,000

3+3

1sty-CONTEMPORARY



STYLISH AND CHIC ZEN OASIS IN COVETED BRENTWOOD GLEN!

Peaceful sanctuary flooded w/natural light in every room. Open floor plan is inviting, airy & indoor/outdoor flow is ideal for entertaining. Foyer looks through to lush grassy backyard w/outdoor shower, electric awning & brick patio. Dining area has wall of windows, skylights & access to yard. Granite & SS appl in kitch. Peaceful & large Master Suite w/abundant closets & granite bathrm. 2nd bed suite can be 2nd master. 3rd bed can also be office. Architectural details make this home truly unique

MLS#18-400734

Lisa Mansfield

310.993.2303

SOTHEBY'S BRENTWOOD

Remodeled 3 Bd+ 3 Ba+ Open Floor Plan

16677 STONE OAK PARK

Refresh. 11-2

\$5,750,000

5+6

2sty-MEDITERRANEAN



IMMERSED IN NATURE

Stunning estate tucked away in the exclusively gated and private community of Stone Oak Park. Immersed in nature, this one-of-a-kind location overlooks acres of pastoral setting and the Santa Monica Mountains. Floor-to-ceiling glass doors throughout provide constant light, opening onto the patio with infinity pool/spa and intimate dining loggia. Tennis court, hiking/biking trails just minutes from the 405, Beverly Hills, the Valley, Westside and several private schools is a rare opportunity.

Betsy Walton

310-463-2211

SOTHEBY'S REALTY

Tennis Anyone?

06 Brentwood

Condo / Co-op

12218 MONTANA AVE, UNIT G

Open 11-2

\$1,850,000

2+2.5

1sty-CONTEMP MED



SOPHISTICATED PENTHOUSE IN BRENTWOOD PARK

Stunning front facing penthouse in Brentwood Park, one of Brentwood's premier full service condo communities. 2 Beds + den/office. Elegant living room with fireplace, gorgeous built-ins & head on views of Brentwood Country Club. Formal dining room with coffered ceilings & large built-in wine refrigerators. Gourmet kitchen with eat in area. Master bath with steam shower & free standing spa tub. Huge walk in closet. Private garage with abundant storage. Fully equipped fitness center & concierge.

Sima Collins

213-999-9142

NOURMAND & ASSOC

07 West L.A.

Single Family

2657 BUTLER AVE

Open 11-2

\$1,995,000

4+4

2sty-CAPE COD



CONTEMPORARY FARM HOUSE IN WEST LA

This new construction home comes brimming w/generously-appointed living spaces. An open fl plan & fl to ceiling sliding drs allow for an immersion of natural light. The dining rm & kitch feats stainless steel appliances, built ins, center island & breakfast nook. Beautiful rustic oak flooring continues upstairs to the master, a comforting retreat offering its own fp, walk-in-closet, bath w/soaking tub & glass enveloped shower. Add. amenities include a laundry rm, dedicated office & back yard.

SMITH & BERG

310.500.3931

PACIFIC UNION

2657butler.com

2652 MIDVALE AVE

Refresh. 2-5

\$1,990,000

4+3

2sty-MEDITERRANEAN



NEWLY RENOVATED 4 BEDROOM 3 BATH HOME IN WLA | RANCHO PARK

Newly renovated 4 Bed 3 Bath home in WLA | Rancho Park. Exquisitely remodeled gourmet kitchen, stainless steel appliances, center island and custom designed cabinetry with Carrera marble countertops. An inviting floor plan, with high ceilings that effortlessly flow open to the second floor loft. Enjoy the expansive backyard with a spacious patio perfect for entertaining in a tranquil setting. Detached guest house with private entry includes a half kitchen, loft sleeping area and full Bath

MLS#18-398530

Mehrnoosh Moosh Bahr

3104331807

COLDWELL BANKER RESI

BBQ,Blt-Ins,Dshwshr,Dryer,Frzr,Other

07 West L.A.

Condo / Co-op


1715 ARMACOST AVENUE #1

Open 11-2

\$1,199,000

3+3

2sty-CONTEMPORARY



STUNNING TOWN-HOME IN WEST LOS ANGELES BUILT IN 2013

Stunning Town-home in West LA. Elegantly designed two-story on the border of Santa Monica. Front unit of a 4-unit gated and secured complex built in 2013. Living space 1,760 SF with 3 BR, 2 full BA + powder room. High ceilings, big windows, two balconies, fireplace, 2 underground parking spot. It has its own elevator, an excellent alternative to stairs. Contemporary open floor plan with lots of natural light. Gourmet kitchen, stainless appliances, and engineered stone counter-tops


MLS#SR18232276cn

Mike Pashai

ALL VIEW REALTY

Blt-Ins,Dshwshr,Dryer,Rng/Ovn,Fridge

09 Beverlywood Vicinity *Single Family*

9445 SAWYER ST		Open	11-2	NEW
\$2,900,000		3+3	1sty-RANCH	
				
ONE OF THE FIRST 2 HOMES EVER BUILT IN BEVERLYWOOD!				
A Truly Rare Opportunity. Resting on an apx. 10,000 square foot flat lot! This one story Ranch style home was the model in the development in 1941. Corner home currently 3+3+ apx. 2,775 sq. ft. One the most coveted streets in Beverlywood. This treasure was touted as "Beverlywood's Hospitality Home" in the first advertisement pamphlet of the development. Attached garage & huge driveway. Located across the street from the newly renovated Beverlywood Circle Park, in this tree-lined neighborhood.				
MLS#18-400064				
Lynn M Rogo CBBHN		310-777-6213		
		Dryer,Rng/Ovn,Fridg,Wshr,		


8969 W 25TH ST		Open	11-2	NEW
\$1,149,000		3+2	TRADITIONAL	
				
BEAUTIFULLY REMODELED TRADITIONAL				
This stylish home features an open floor plan with a generous living room with fireplace, fully redone kitchen with quarter counters, subway tile, custom cabinets, stainless steel appliances and separate laundry room. There are three generous bedrooms and two full bathrooms with quartz counters and modern tile detailing. Additional features: central AC, recessed lighting, new flooring, automatic garage with direct entry, dual pane windows, tankless water heater, and large private yard.				
MLS#18-399056				
Allison Schwarz COMPASS		310-237-5881		
		HOMEON25TH.COM		


09 Beverlywood Vicinity *Condo / Co-op*

1201 ROXBURY DR #206		Open	11-2	NEW
\$949,000		2+2	CONTEMPORARY	
				
SLEEK AND MODERN WITH CITY VIEWS NEAR ROXBURY PARK				
Beautifully updated w/ no expense spared, this unit has an ideal layout w/bedrooms on opposite sides of living area for ultimate privacy. Spacious living room w/slate fireplace opens to balcony w/views. Eat-in kitchen has quartz counters & sleek Euro-style cabinets. Master bedroom boasts walk-in closet & en-suite bath w/striking floor-to-ceiling marble, soaking tub, dual sinks & separate shower. SxS laundry in unit. Building amenities include pool, sauna, gym & gated parking.				
MLS#18-399858				
Matt Alexander COMPASS		310-770-3882		
		Blt-Ins, Dshwshr, W/D, Mcrvv, Rfrg, Rnge		

10 West Hollywood Vicinity *Condo / Co-op*

1033 CAROL DR #T10		Open	11-2	NEW
\$1,169,000		2+3	MODERN	
				
SPECTACULAR TOWNHOUSE STYLE RESIDENCE AT THE CAROLWOOD				
Situated on the South end of the complex, with N & S exposures & skylights flooding the unit with natural light. This particular floor-plan was highly coveted when the complex was built in 1975, as it offered a Den with fireplace and 2 bedroom suites, that resided on different floors, offering much sought-after privacy to each. Beautiful wood floors with in-laid concrete borders, magnificent floating ceilings w/ ghost lighting and horizontal/vertical air ducts complete the modern look. Stunning!				
MLS#18-400694				
Daniel P Signani DOUGLAS ELLIMAN		310.435.2659		
		WA/DR, DW, Fridge, Oven, Cooktop		

1155 N LA CIENEGA #905		Refresh.	11-2	NEW
\$950,000		2+2	MODERN	
				
REMODELED CONDO WITH STUNNING VIEWS				
Beautifully remodeled unit with stunning views in a luxurious full-service building in West Hollywood. This ninth floor, corner residence has been updated with high-quality features throughout. The second bedroom has been converted into an office with custom built-in cabinetry. Building amenities include 24-hour valet, front desk, security, pool and spa, and a fitness center.				
MLS#18-399074				
Christine Martin THE AGENCY		Blt-Ins,Dshwshr,Elvtr,Frzr,Grbg Disp		

851 N SAN VICENTE BLV, UNIT 108		Open	11-2	NEW
\$799,000		2+2	MEDITERRANEAN	
				
THE DESMOND - WEST HOLLYWOOD				
The Desmond is a desirable, West Hollywood building in an amazing location, a stone's throw from numerous restaurants, bars, and shopping. Immaculate landscaping and serene fountains create the perfect atmosphere for this Mediterranean oasis. The building is completely gated, private, and secure with controlled access and security cameras throughout. This ground floor, two-bedroom, two-bathroom residence feels like a private townhome and can be accessed directly from the entry gate on Cynthia.				
M. Perez - B. Monforte THE AGENCY BH		323.679.4414		
		Built Ins		


1345 N HAYWORTH AVE, UNIT 214		Open	11-2	NEW
\$775,000		2+2		
				
HAYWORTH GARDENS				
Hayworth Gardens is a one of the most sought after building in West Hollywood. Lovely Spanish style building in the heart of West Hollywood with loads of original charm. Second story two bedroom, two bathroom unit with a beautiful courtyard view. Living room with fireplace and peg & groove wood floors and an upgraded kitchen. Master suite complete with separate tub and shower. Two car tandem parking and possible laundry in unit.				
Nancy Sanborn BERKSHIRE HATHAWAY		310-777-2858		
		SanbornTeam.com		

1124 N LA CIENEGA #205		Open	11-2	NEW
\$749,000		2+2	1sty-CONTEMPORARY	
				
EXTRAORDINARY WEST HOLLYWOOD RESIDENCE				
Extraordinary opportunity to live in the heart of West Hollywood. This tranquil single-story, rear residence sits conveniently between Sunset Blvd and Santa Monica Blvd. Spacious open living and dining area with recessed spotlighting, gorgeous bamboo flooring, modern kitchen with stainless steel appliances and stone countertops, breakfast bar, a wet bar perfect for entertaining, and a cozy fireplace. Large master suite with east views offers great closets and storage and a beautiful bathroom.				
MLS#18-399018				
Joshua Myler THE AGENCY		323-333-0301		
		Dishwasher,Microwave,Range/Oven,Fridge		

1344 N CRESCENT HEIGHTS #3		Open	11-2	NEW
\$624,000		2+1	TRADITIONAL	
				
BEST PRICE FOR XLNT 2BDRM WEHO CONDO				
Gorgeous, move-in condition top floor, 2 bedroom condo now available in best central WEHO location. Spacious, south-facing bright living room w/ gleaming hardwood floors and wood burning fireplace. Beautifully remodeled kitchen and bathroom with high-end upgrades & appliances. Crown moldings throughout add to the glamorous style of this sophisticated home. Unit 3 is not near the street, but set back towards rear of building and overlooks great garden patio/sundeck. Low HOA dues at just \$315/mo.				
MLS#18-399540				
Zachary Means SOTHEBY'S REALTY		3105695978		
		Dshwshr,Grbg Disp,Rng/Ovn,Fridg		

TUESDAY

1222 N OLIVE DR, UNIT 103	Open	11-2	NEW
\$520,000	1+1	MODERN	




BEAUTIFUL TURN KEY CONDO - PRIME WEHO!

Ideal West Hollywood locale close to shops, cafes and more on a lovely tree-lined street. Fabulous full time residence or pied-a-terre with a modern aesthetic. Features include updated kitchen and bathroom, stunning hardwood floors, front facing exposure with large windows overlooking trees and abundant natural light. Gated for security the association offers a community pool, gym, dry sauna and exercise room.

MLS#18-395418
Lindsay Guttman 3103109712
THE AGENCY

Blt-Ins,Dshwshr,Refrigerator

1222 ELECTRIC AVE	Open	11-2	NEW
\$2,995,000	3+4	ARCHITECTURAL	



STUNNING MIX OF ECLECTIC DESIGN AND EXQUISITE CRAFTSMANSHIP

Enter this remarkable residence and be greeted by an open & seamless floor plan including a gourmet kitchen w/Sub-Zero & Wolf appliances, center island, & marble counter tops. The open living space flows to the outdoor patio w/fire pit. Upstairs, you will find the family room offering floor to ceiling Western pocket doors leading to the oversized balcony as well as 2 bedrooms with en-suite baths. The 3rd floor includes the master suite w/large walk-in closet, custom fireplace, private balcony.

MLS#18-398724
Jonathan Pearson 310-907-6517
HALTON PARDEE

Blt-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan

8788 SHOREHAM DR #33	Open	11-2	rev
\$1,795,000	2+3	CONTEMPORARY	



SOPHISTICATED & UBER LUXURIOUS 2BA+2.5BA ABOVE SUNSET STRIP

Uber-luxurious & sophisticated 2BD/2.5BA/Office newer (2006) condo above Sunset Strip. Elevator to private entry, massive contemporary kitchen, modern Italian designs throughout, Caesarstone countertops, SS Viking appliances, travertine stone & hardwood floors, open living-dining room w/fireplace, high ceilings & covered outdoor terrace. Large master suite boasts city views & balcony. Side x side parking. In unit laundry. Close to chic sunset boulevard restaurants, shopping, & nightlife.

MLS#18-395418
ST. JAMES + CANTER 310.704.4248
BERKSHIRE HATHAWAY

WWW.8788SHOREHAMDRIVE33.COM

2022 ALBERTA AVE	Open	11-2	NEW
\$2,975,000	3+4	ARCHITECTURAL	




MAGNIFICENT + MODERN HOME INSPIRED BY ALBERT FREY

Step inside and be greeted by an open floor plan bathed in natural light through the floor-to-ceiling glass walls and the finest quality materials including natural stone tile & oak floors. The gourmet kitchen features Miele appliances & custom cabinets and flows to the living area with Texan limestone fireplace & Italian teak cabinets. The 3rd level has 2 bedrooms including the master w/ocean views. A rooftop w/integrated BBQ, natural gas fire-pit & 4-person spa completes this amazing home.

MLS#18-398730
Jonathan Pearson 310-917-6517
HALTON PARDEE

BBQ,Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn

1131 ALTA LOMA RD #129	Open	11-2	rev
\$865,000	2+3	CONTEMPORARY	




OVER-SIZED CONDO AT THE PARK WELLINGTON

2 bd/2.5ba double unit; largest single-story in the entire complex! Formal entrance vestibule leads to a grand living room w/balcony. Adjacent is a well-equipped kitchen w/ newer appliances, including an induction stove and Miele(r) dishwasher & great breakfast nook. Spacious bedrooms w/ their own baths. One bath boasts a walk-in, Whirlpool(r) Spa Tub! The building's amenities include private dog park, N/S Tennis Court & glamorous pool/spa/lounge area. Tons of guest parking and 24-hour concierge!

MLS#18-392954
Roger Perry 310-740-4029
RODEO REALTY - BH

www.RogerPerry.com

25 18TH AVE	Open	11-2	NEW
\$2,625,000	2+3	ARCHITECTURAL	




COASTAL OASIS W/ROOFTOP DECK, MOMENTS FROM BEACH

A Venice gem, this home features a lower suite w/entrance & kitchenette for guests orl income.Open living w/fireplace, vaulted ceilings & balcony.Bright kitchen w/ss appliances, breakfast bar & dining.Serene master w/fireplace, dual sink vanity, glass shower & soaker tub. Features sunroom for studio, playroom & more.Loft w/direct access to deck. Entertain/lounge on the rooftop w/views of the sunset over the ocean.In heart of Venice, moments from Abbott Kinney, this beach abode is one to behold!

MLS#18-391806
SFJones/KPerkins 310.579.2200
COMPASS

25-18th.com

141 S CLARK DR #102	Open	11-2	rev
\$599,000	1+1	CONTEMPORARY	



CHIC, UPDATED 1BD/1BA UNIT AT "THE ROB CLARK" W/ POOL

Chic, wonderfully updated, front-facing 1BD/1BA at The Rob Clark located in close proximity to Beverly Hills, Weho, Cedars Sinai Hospital & Robertson/Melrose. Gorgeous light-filled unit w/ hardwood flrs, pvt patio, gas fireplace, updated kitchen w/ SS appliances & Caesarstone countertops, updated bathroom & in-unit W/D. This gated building includes pool, fitness center & TWO assigned side x side parking spaces. Ideally located minutes to LA's best dining, nightlife, shopping. Walk score 88.

MLS#18-396074
ST. JAMES + CANTER 310.704.4248
BERKSHIRE HATHAWAY

WWW.STJAMESCANTER.COM

870 ROSE AVE	Open	11-2	631H4	NEW
\$2,595,000	4+3	2sty-ARCHITECTURAL		



VENICE CHARM!

Modern architectural home newly built in 2014, with improvements by owner for both appearance and function. Indoor and outdoor connect with stark lines of glass to create an open floor plan. Walk to trendy Rose Ave. and Abbot Kinney. Truly a must see property.

MLS#18-400502
Inne S Chung 310-991-3882
COLDWELL BANKER

Blt-Ins,Dshwshr,Dryer,Frzr,Grbg Disp

11 Venice Single Family

250 BERNARD AVE	Open	11-2	NEW
\$3,695,000	3+5	CONTEMPORARY	



STUNNING CONTEMPORARY W POTENTIAL AS SFR OR MFR

Contemporary retreat designed by John Reed. Property has potential as SFR, work space or MFR investment. Prime Venice location! Upper unit ideal for indoor/outdoor living. Kitchen w wine cellar, island, Miele appliances, dining space & opens to the outdoor lounge. Master has courtyard access, walk-in closet, soaker tub, shower & dual sink. Lower level has open layout accented by floor-to-ceiling doors to courtyard w/BBQ. Add'l features incl laundry room, elevator, office, garage parking & more.

MLS#18-397118
SFJones/KPerkins 310-579-2200
COMPASS

250bernard.com

914 4TH AVE	Open	11-2	NEW
\$2,195,000	1+1.75	1sty-CALIFORNIA BUNGALOW	



CHARMING REDONE VENICE BUNGALOW WITH LOFT STYLE STUDIO

Just steps to Abbot Kinney in the heart of Venice. The completely redone and updated house features hardwood floors, custom cabinetry, vaulted ceilings, hidden storage including basement and much more. The garage/studio built loft style with high ceilings currently used as an office provides endless future possibilities. Open floorplan provides for great flow and the hardscape brick yard with gas fire pit creates the old word charm that makes this quintessential Venice bungalow one of a kind.

MLS#18-400502
Csaba Yollin 310-213-3948
YOLLIN PROPERTIES

1120 SUPERBA AVE		Open	11-2	NEW
\$1,895,000	3+2	ARCHITECTURAL		



IMPRESSIVE VENICE BEACH CONTEMPORARY HOME

Located East of Lincoln Blvd, this beautifully remodeled 3 bedroom, 2 bathroom home features a modern yet warm and vibrant design. The spacious and open floor plan leads you through to the updated kitchen with stainless steel appliances and polished white cabinets. The living room has stunning vaulted ceilings, mounted surround sound, picturesque windows with remote-controlled window treatments for privacy, and a wood-burning fireplace.

Kerry Ann Sullivan
HALTON PARDEE

310-907-6517

www.HaltonPardee.com

13082 MINDANAO WAY, UNIT 17		Open	11-2	NEW
\$1,349,000	2+2	CONTEMPORARY		



CONTEMPORARY HOME IN THE HEART OF GREAT MARINA DEL REY AREA

Come take advantage the Beach/Water/Waves of the Pacific Ocean, restaurants, coffee shops, movie theatres and specialty stores that this quiet Beach Community has to offer. The house has an abundance of natural light & amazing hi-vaulted ceilings with an open floor plan. Large kitchen leads out to the one of the many outdoor patios, perfect for entertaining indoors and outdoors. 24 hr Guard Gated Community in the extremely quiet part of the Marina! Tons of outdoor space, Tennis Courts & Pool.

SPANIER/UM GROUP
KW/SANTA MONICA

310-430-1513

SPANIER/UM GROUP

12 ROSE AVE		Open	11-2	red
\$8,395,000	4+4	TRADITIONAL		



QUINTESSENTIAL VENICE BEACHFRONT COMPOUND WITH GUEST HOUSE

Situated on a sprawling double lot in the most coveted location- this beach compound is a gem. As you enter the main house, you will be dazzled by the abundance of character, double sided brick fireplace, soaring beamed ceilings, and grand 2nd story ocean views. Private, picturesque courtyard surrounded by lush greenery-- ideal for al fresco dining and entertaining. The idyllic guest house has breath-taking ocean views and an abundance of natural light. Also has an unheard of 8+ PARKING SPACES!

MLS#18-382246

Liz Sarvas/Aaron Kirman
PACIFIC UNION INTERN

13078 MINDANAO WAY #204		Open	11-2	rev
\$999,000	2+2	CAPE COD		



CALIFORNIA COASTAL LIFESTYLE IN MARINA DEL REY

Close to beaches, The Marina, shops, restaurants, theatres & more in this furnished resort like 2bd/2ba spacious, bright condo! Open floor plan, high ceilings, 2 fireplaces, spa tub, breakfast nook, large closet & custom built-ins. Living room & master bedroom open to a large terrace overlooking the pool, spa & lush grounds. Amenities include guard gated community, pool, spa, sauna, and tennis courts. Earthquake insurance, washer/dryer and parking for 2 cars. The unit is being sold furnished!

MLS#18-395484

Melody Rogers
NOURMAND & ASSOC.

310-888-3357

www.13078MindanaoWay204.com

13 Palms - Mar Vista Single Family

831 DICKSON ST		Open	11-2	red
\$3,095,000	3+3	ARCHITECTURAL		



REDUCED! BEAUTIFUL CONTEMPORARY, GREAT FOR ENTERTAINING

This stunning home is located on the best street in Venice-MDR. Designed & built by award-winning European architect, Roger Kurath, and beautifully expanded in 2012. Boasts an inner courtyard w/mahogany & glass accordion doors leading to a tropical paradise. 2 master suites on the 2nd floor. Large open living space + designer kitchen & an add'l bed & bath on the main floor. Built-in BBQ in the backyard w/solar heated salt water pool w/Swim Current. Guest house studio apt. & a 2-car garage.

MLS#18-370800

Brian Teacher
WEA

310-994-5017

BBQ,Cbl,Dshwshr

11624 WESTMINSTER AVE		Open	11-2	NEW
\$1,879,000	3+3			



STUNNING MODERN FARMHOUSE IN MAR VISTA ELEMENTARY

Set on a quiet cul de sac, fully renovated, warm and light, this property has an open kitchen, family room with French doors extending out to a large deck, and wide oak floors. With vaulted ceilings in the master bedroom, imported Italian tile in the baths, and rustic barn door accents, this sophisticated oasis has a sep laundry room, 2 car garage, tankless water heater, security cameras, and drip irrigation. Too many upgrades to list! Immaculately maintained and ready for holiday entertaining.

LAUREN SULLIVAN
OLYMPIC CAPITAL CORP

310-463-1043

Built-Ins, Refrigerator, Washer Dryer

2504 OCEAN AVE		Open	11-2	red
\$2,095,000	2+155000 4+3	MEDITERRANEAN		



EUROPEAN TOUCHES MEET CALIFORNIA LIVING

Step through the front gate of the Mediterranean-inspired home that is perfect for relaxing afternoons or alfresco dining with its tall privacy hedges. The entire front of the home has telescopic pocket doors opening to an oversized spa, built-in kitchen with BBQ/sink/outdoor fridge, fire pit, and water feature, creating a secluded California Oasis.

MLS#18-382238

Kerry Ann Sullivan
HALTON PARDEE

310-907-6517

www.HaltonPardee.com

3628 COOLIDGE AVE		Open	11-1	rev
\$2,550,000	5+4	TRADITIONAL		



STUNNING BRAND NEW CONSTRUCTION IN MAR VISTA

2018 Construction - The definition of chic & contemporary. Wonderful open floor plan. Backyard with patio & built in BBQ for those summer evenings al fresco. The ground level boasts pantry, office/den, fireplace with winter frost tiling, carrara marble counter tops & highly acclaimed Italian owned Bertazzoni range and stove. There is great flow for family gatherings and entertainment. Upstairs boasts another living area, master bedrooms, walk-in closet & pfister fixtures throughout this home.

MLS#18-396424


Brian Selem
COLDWELL BANKER RESI

310-442-1644

Micro,Rng/Ovn,Fridg

12 Marina Del Rey Condo / Co-op

13082 MINDANAO WAY, UNIT 17		Open	11-2	NEW
\$1,349,000	2+2	2sty-CONTEMPORARY		



3733 OCEAN VIEW AVE		Open	11-2	rev
\$1,548,000	3+2	TRADITIONAL		



1953 ENGLISH COTTAGE ON PREMIERE STREET IN MAR VISTA

Feel the ocean breeze in a renovated country English cottage on Mar Vista Hill near Venice Beach. Enchanting home offers three bedrooms & two bathrooms w/ lush terraced gardens & mature foliage. Private yard has outdoor sun deck, play area & orange & lemon trees. Close to Mar Vista Park, Mar Vista Farmer's Market, Starbucks, Whole Foods, & Mitsuwa Marketplace. Move-in condition for the meticulous Buyer and located amongst many expensive custom homes.

MLS#18-349844

Christopher Pickett
DOUGLAS ELLIMAN

310.800.7103

www.3733OceanViewAve.com

TUESDAY

13 Palms - Mar Vista

Condo / Co-op

TUESDAY

3640 CARDIFF AVE #209	Open	11-2	NEW
\$439,000	1+1	CONTEMPORARY	



Top floor, 1 bed/1bath unit with a private balcony and pool views. The living room has a fireplace and is directly attached to the kitchen, creating a nice and open space. Clean unit, brand new carpet, in a great building, and conveniently located close to the metro and downtown Culver City.

MLS#18-400024
Wheeler Coberly
COMPASS 310.351.6234

13 Palms - Mar Vista

Income

12107 CHARNOCK RD	Open	11-2	NEW
\$1,999,000		SPANISH	



SPANISH STYLE DUPLEX LOCATED AT THE TOP OF MAR VISTA HILL

Develop or move into a great neighborhood. This Spanish style duplex is located in one of the most sought-after parts in Mar Vista. Each side by side unit boasts one bed and one bath w/a private laundry room. Enter the front door to an open area that accommodates the living and dining spaces. The well-appointed kitchen offers plenty of cabinetry storage and food preparation areas. This large 8,061 sq foot lot gives you the opportunity to build your dream home. Contact us today!

MLS#18-399876
Sherri Noel
KELLER WILLIAMS-SANT 310-994-8721

Wshr

14 Santa Monica

Single Family

840 23RD ST	Open	11-2	NEW
\$5,795,000	6+8	CONTEMPORARY	




BEAUTIFUL TRADITIONAL HOME IN SANTA MONICA

Awesome opportunity to purchase a beautiful traditional home in one of the most centrally located walking areas of Santa Monica. This 6600+ sf home sits on an over-sized 8000sf lot with one of the most incredible resort like tropical backyards complete with water slide inspired by Grand Wailea in Maui. Main level features step down living room with fireplace, office/bedroom, formal dining, large eat-in kitchen, and family room with bi-fold doors looking upon backyard.

David and Anna Solomon
THE AGENCY 424.400.5905

www.84023rdSt.com

707 11TH ST	Open	11-2	NEW
\$4,188,000	4+3	ARCHITECTURAL	




KONING EIZENBERG ARCHITECTURAL

Award winning custom home by famed Koning Eizenberg Architecture. 4 bdrms, 3 baths in approximately 3,350 sqft. Gorgeous light stained hardwood floors alongside concrete, glass & steel; a statement in mixed materials set the stage for a sleek, modern lifestyle! Open & flexible floor plan surrounded by large windows & glass pocket doors. Private backyard with landscaping by Dry Design, a sunny pool plus a hidden sports court area. Roosevelt school. This distinctive architectural is move-in ready!

MLS#18-400790
Charles Pence
PACIFIC UNION 310.403.9238

TONS OF NATURAL LIGHT!

2223 MARINE ST	Open	11-2	NEW
\$2,495,000	5+5	2sty-MEDITERRANEAN	



EXQUISITE MEDITERRANEAN CHARMER IN SUNSET PARK

Apx. 4,275 sf, Apx. 8,274 sf lot. Elegant large scale wrought iron and glass doors open to a dramatic foyer w/ cathedral ceilings, marble floors, & iron railings throughout. Gourmet kitchen w/ top of the line SS appliances, granite counters, a center island w/ breakfast bar & French doors which flow into outdoor eating area w/ fireplace. Large & lush private backyard. Catwalk overlooking dining area leads to outdoor patio and master suite. Close proximity to restaurants, shops and the beach.

KEITH SCADUTO
COLDWELL BANKER BHN 310 850 7992

2821 3RD ST	Open	11-1	red
\$3,395,000	5+3	CALIFORNIA BUNGALOW	



ULTIMATE BEACH LIFE

Boasting original early-1900's details & tremendous character combined w/stylish updates from 2010, this 5bdrm, 3ba offers the ultimate indoor/outdoor lifestyle. Charming entry leads to open liv/din w/wd burning frpic, hrdwd flrs & beautiful wd windows. Rustic, sun-drenched kit w/brkfst area & access to the yard. The main house features 3bdrms + 2ba, while the connected-yet-separate structure includes a 2-story 2bdrms + 1ba.

MLS#18-391048
Michael Edlen
COLDWELL BANKER RESI 3102307373

Blt-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan

348 SYCAMORE RD	Open	11-2	red
\$2,495,000	3+3	ARCHITECTURAL	




MODERNIZED 1950'S A-FRAME

Retreat into your own private hide-a-way perched above the other homes in the Santa Monica Canyon surrounded by mature greenscape and Sycamore trees. This modernized fifties A-frame architectural offers two grand bedroom suites, a third bedroom plus creative space and two additional bathrooms. The loft like entertaining areas includes the cook's kitchen a bright breakfast nook and room for dining and living room spilling out to the exterior gardens. Two car attached garage and plenty of storage.

MLS#18-376172
Frank Langen
DEASY PENNER & PARTN 3109633891

homeasart.com

1641 BERKELEY ST	Open	11-2	rev
\$1,595,000	2+1	MID-CENTURY	



IMPECCABLE SANTA MONICA BUNGALOW

The highest quality in Santa Monica. Almost entirely rebuilt in 2007, this thoughtful two bedroom bungalow showcases unparalleled build quality and radiates a special warmth and charm. Features include reclaimed old growth redwood accent siding, steel roof, hardwood floors, board-form concrete walls, and top of the line fixtures. Walking distance to the expo line, and best business complexes and private schools on the west coast.

MLS#18-398042
Michael Fenton
HILTON & HYLAND (310) 339-9052

Blt-Ins,Dshwshr,Dryer,Frzr,Hood Fan

709 OZONE ST	Open	11-2	rev
\$1,294,000	2+1	CALIFORNIA BUNGALOW	



BRIGHT BUNGALOW IN PRIME OCEAN PARK

Located in Santa Monica's lovely Ocean Park neighborhood, this bright and cheery California Bungalow is in the middle of it all. Enter into the natural light-filled living room with well appointed windows providing beautiful tree and park views. The charming yet functional kitchen has lovely characteristic features such as indigo tiles and exposed shelving.

MLS#18-392874
Kerry Ann Sullivan
HALTON PARDEE 3109076517

www.HaltonPardee.com


14 Santa Monica

Condo / Co-op

1755 OCEAN AVE #PH9A9B

Open 11-2 671C1

\$15,750,000 3+5 MODERN



MLS#18-391922

Aaron Kirman 424-249-7162

PACIFIC UNION INTERN

NEW

STUNNING OCEAN VIEW PENTHOUSE

This stunning combined unit Penthouse of 9A & 9B have been seamlessly brought together w/ the highest end finishes combined w/ the perfect location & energy to create a one of a kind luxury penthouse. Overlooking the Pacific Ocean. Located in SM's most exclusive residential building. The Seychelle offers the best of 5-star amenities. Double door entryway leads into the opulent living room w/ head on ocean views & floor to ceiling windows.

BBQ,Blt-Ins,Dshwshr,Elvtr,Grbg Disp

1705 OCEAN AVE #510

Refresh. 11-2

\$4,500,000 2+3 CONTEMPORARY



MLS#18-399920

Christina Arechaederra 310-776-0945

KELLER WILLIAMS PAC

NEW

180-DEGREE OCEAN, MOUNTAIN AND CITY VIEWS!


Luxury, Architecture & Sophistication combine to create this California Dream. Sub-Penthouse, corner unit! Can also be purchase with unit #101, which will also be open today!

Blt-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan

125 PACIFIC ST, UNIT 4

Open 12:30-2

\$2,698,000 3+3 3sty-ARCHITECTURAL



NO PHOTO AVAILABLE

clara yang 3102591525

SOTHEBY'S INTL

NEW

LIKE NEW TOWNHOUSE A BLOCK FROM OCEAN 3+3

Chic and modern 3+3 townhouse with private 2 car garage blocks from Main street and ocean. Open floor plan with all the top of the line finishes.

954 14TH ST #5

Open 11-2

\$1,729,000 3+2.5 3sty-CONTEMPORARY



MLS#18-400266

John Aberle-Nancy Saenz 310.230.2452

COLDWELL BANKER

NEW

IMMACULATE SANTA MONICA TOWNHOME

North of Wilshire end unit. Plantation shutters, hardwood flrs & designer finishes. Living room w/north & south facing windows for great cross breezes. Gourmet kitchen w/granite counters & stainless appliances opens to slate tiled patio. Master suite w/ high ceilings, walk-in closet & limestone bathroom. Loft off the master w/private sundeck. Bonus room could be office/yoga studio, etc. Flexible floor plan. Direct entry garage. Located central to Montana Ave & 3rd Street Promenade.

Dshwshr,Rng/Ovn,Fridg,Wshr

1128 17TH ST #E

Open 11-2

\$1,549,000 3+4 2sty-CONTEMP MED



MLS#18-399830

robbie sikora 310.710.5214

PACIFIC UNION INTERN

NEW

BEACH CHIC LIVING W/ WELL-APPOINTED TASTE, DESIGN & COMFORT


Aaaah. . .Relax & Unwind in your 3 bdrm, 3 1/2 ba Townhome that exudes coziness & charm. Beautiful kitchen renovation w/ lovely cabinetry & high-end SSA; Comfy Living Rm w/ Fireplace; Exclusive & Private Master Suite w/ Living Area. Sizable guest bedrooms each en-suite with their own bathrooms. Hardwood floors throughout. Gated two car (sxs) parking w/ home access. The location is optimal w/ respect to groceries, cafe's & restaurants, shopping, metro rail stop and the beach. Franklin Elementary

www.1128-17th.com

425 IDAHO AVE #7

Open 11-2

\$1,200,000 2+2 CONTEMPORARY



MLS#18-398324

Kim Pollard 310-980-3384

JENRO REALTY COMPANY

NEW

BRIGHT TOP FLOOR FRONT FACING UNIT BRAND NEWLY REMODELED

2BR 2BA. Bright top floor front facing unit on quiet street with beautiful tree top views. Prime location, walk to beach, 3rd St. Promenade and Montana. Contemporary, chic and brand newly completely remodeled with impeccable taste. French oak/ grey engineered hardwood floors,stone, and tile. Formal entry, brand new kitchen with quartz counter tops/ stainless steel and pull outs in kitchen cabinets.Washer Dryer in the unit. Central AC 2 parking spaces side by side.

Dshwshr,Dryer,Grbg Disp,Micro

311 OCEAN AVE #104

Refresh. 11-2 671/C1

\$1,998,000 3+2 1sty-ARCHITECTURAL



MLS#18-327102

Julie Lovett 310-899-3514

COLDWELL BANKER RESI

rev

PRICE REDUCTION! SOPHISTICATED OCEAN FACING CONDO

Enjoy stunning ocean views from this sophisticated 3BD / 2BA condo. A full story above street level this pristine remodeled unit is perfect for indoor/outdoor living & entertaining. Open floor plan w/ travertine floors, marble/onyx baths,gourmet kitchen. Fireplace in living room. Ocean views from kitchen/ living/dining/master bedroom;all w/access to a huge patio via multiple sliding glass doors. 2 side-by-side pkg spaces, storage, controlled access bldg.

www.311oceanave104.com

14 Santa Monica

Lease

224 24TH ST

Open 11-2

\$12,000 4+4.5 TRADITIONAL



Ellen Conrad 4242023288

DOUGLAS ELLIMAN BTWD

NEW

CLASSIC ELEGANT 2 STORY TRADITIONAL

With a huge presence from the street, this 2 story home is an entertainers dream. The main floor has a generous living room, formal dining room, kitchen with new appliances and a breakfast area overlooking the private yard with a pool. Adjacent to the pool is a bonus room. Upstairs is the master suite with two walk-in closets, dual bathrooms a sauna, fireplace, and a spot to recline. The two additional bedrooms are generous in size and have built-ins as well as large closets.


15 Pacific Palisades

Single Family

14635 WHITFIELD AVE

Open 11-2

\$6,449,000 6+8 3sty-CONTEMPORARY



MLS#18-399694

David Kelmenson 3108633030

THE AGENCY

NEW

OCEAN VIEWS NEWER CONSTRUCTION NEXT TO THE NEW VILLAGE

Captivating OCEAN VIEWS from this 6,568-SF newer construction home that is steps to the all-new Pacific Palisades Village. Gym, screening room, wet bar, two family rooms, wine room, and an elevator. The kitchen, family and dining rooms open to an expansive backyard with room for a pool. Massive rooftop deck with hot tub and 360-degree ocean and mountain views. Entry-level guest bedroom suite with its own separate entrance. Full Control-4 home automation, security cameras, and a central vacuum.

Gym, Media/Wine/Game/Rec. Rooms

OPEN HOUSE STATUS

Automatic Status: The MLS™ will automatically assign NEW or REV

NEW

New, automatic status

NEW*

New, not yet listed

RED

Reduced

REV

Review, automatic status

BOM

Back on Market

TUESDAY


435 SURFVIEW DR

Open 11-2

\$5,495,000

3+3 MID-CENTURY

NEW



MLS#18-399374

Simon Beardmore & Rucker 310 892 6454

COMPASS & SOTHEBY'S

OCEAN VIEWS OCEAN VIEWS OCEAN VIEWS!

One-of-a-kind mint property in the renowned Pacific View Estates. Sweeping panoramic views from every room of this 3 bed/3 bath mid-century modern home. Ideally located overlooking the iconic coastline and close to the new Palisades Village. Original pristine details include Palos Verde fireplace, wet bar, sunken tub in master, and terrazzo floors. Pool,spa and large verdant yard. Walk to the beach, Getty Villa, Gladstone's and Mastro's Ocean Club. Epic California living with ease and style.


16633 CALLE BRITTANY

Open 11-2

\$2,995,000

4+5 3sty-MEDITERRANEAN

NEW



Connie De Groot 310 913-1184

NOURMAND & ASSOC.

STUNNING MED DESIGNER STYLED

Designer styled quality finishes,in a serene setting w Mt/ Ocean views,near shops & restaurants. Relax outdrs day/ night in a priv romantic bkyrd garden w frpl & equipped w outdr kit(gas grill,refrig,storage) Ideal for dining under the stars. Mstr bdrm w frpl,ocean/mt. views. Kit w Viking refrig,ovens. Liv & din are sun-drenched in the later afternoon & offer sunset views. Liv has a frpl & views. Din opens to balcony w views, cozy home theatre,den/guest,elevator,4 car garage,gated community.

barbecue,built-ins,central vacuum

16116 ANOKA DR

Open 11-2

\$6,495,000

6895000 3+2 MID-CENTURY

red



MLS#18-388026

Pekar/Ellis Real Estate 310-963-9826

PACIFIC UNION INTERN

MAJOR PRICE REDUCTION

A view to build a dream on! First time on the market in 60 years a wonderful opportunity awaits you to create a private and tranquil estate on nearly 2/3 acre near the Palisades Village with breathtaking views in every direction. Whitewater to Palos Verdes, Queen's Necklace, Pacific Ocean, Catalina Island, City Lights, Jetliner, Santa Monica Mountains, Canyon and Tree Top Views.

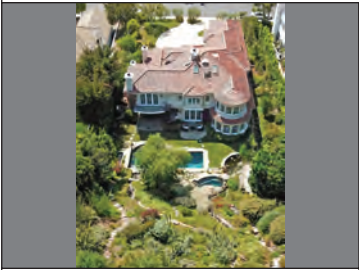
1438 BIENVENEDA AVE

Open 11-2

\$4,775,000

4+5 CONTEMP MED

red



MLS#18-369448

Michael Edlen 3102307373

COLDWELL BANKER RESI

24HR GUARD HATED RIDGEVIEW ESTATES

With a grand courtyard entry & inviting foyer, the floor plan opens to the frml liv & din rms - with features such as beam ceils & french drs. A sun-drenched eat-in kit connects to the fam rm & outdoor spaces. The main level is completed by one suite, a lrg beautiful office & powder rm. Upstairs is graced w/a hotel-quality luxurious master suite, incl a spa-like bath. Two add'l lrg en suites + open flex rm (could be 4th upstairs bdrm) finish out the upper level.

Blt-Ins,Dshwshr,Grbg Disp,Hood Fan,Micro


860 JACON WAY

Refresh. 11-2

\$2,982,000

3+2 MID-CENTURY

red



MLS#18-387676

Alison Betts 323-309-3976

DOUGLAS ELLIMAN

RARE PALISADES OPPORTUNITY!

23,585 Square foot lot with chic traditionally maintained mid-century pool home, ocean views, private hiking trails, detached garage, and lookout points throughout property! Charming home with ability to move in or build dream home with no neighbor behind property. Must see and experience this unique property!

860jaconway.com


18038 BLUE SAIL DR

Open 11-2

\$6,280,000

4+5 1sty-CONTEMPORARY

rev



MLS#18-396052

Respondek / Mollica 310-488-4400

SOTHEBY'S

PACIFIC VIEW ESTATES

So Cal living w/ sophisticated International flair. Exquisitely redone w/ spectacular full on ocean vistas. Includes such opulent features as an Italian Gourmet kitchen & luxurious bathrooms. Pocket sliding doors, outdoor living areas, grassy yard, exercise pool & spa. Oak floors & solid oak pivoting front door, electronic facial recognition entry system, Smart House inside & out. Double master suites enjoy panoramic views & French Technologic bio-climatic pergolas. Elegance, comfort & views.

Sophisticated International Flair

15 Pacific Palisades

Condo / Co-op


15500 W SUNSET #202

Open 11-2

\$2,495,000

2+3 CONTEMP MED

rev



MLS#18-398354

Carolyn Johnson 310-230-3734

BERKSHIRE HATHAWAY

MUST SEE OR VIDEO TOUR THIS OUTSTANDING PROPERTY!

This home is the very essence of extraordinary taste and exceptional quality. Completely and exquisitely redesigned, 2,361 square feet in the heart of the Pacific Palisades village. One block from the Entertainment Complex.Two master suites. High ceilings, Designer Chandeliers. Beautiful hardwood floors, 3 fireplaces, den & separate office, three balconies. Chefs kitchen, Viking professional oven, and stove, Viking refrigerator, large marble island, and custom cabinetry. Lovely mountain views!

16 Mid Los Angeles

Single Family


4723 1/2 ST CHARLES PL

Open 11-2

\$1,099,000

4+4 NEW PROJECT

NEW



MLS#18-400428

Grant Linscott 323-300-1110

KELLER WILLIAMS REAL

PREMIERE NEW HOME W/PRIVATE ROOD DECK/YARD

The premiere home - Welcome to The St Charles, a collection of 8 new Coastal Modern homes in Mid City. Designed w/ quality materials feat. 10 ft ceilings, wood flooring & open floor plans. The cook's kitchen boasts high end appliances incl. dual zone ranges + kitchen islands & the Master features Marble tile in BA & walk-in closet. The roof top decks w/ pergolas are equipped with Built-in BBQ's, outdoor fridges & have city & mountain views. Mins from DTLA, The Grove & the beach.

BBQ,Blt-Ins,Dshwshr,Dryer,Micro,Other

18 Hancock Park-Wilshire

Single Family

X 125 S PLYMOUTH BLV

Lunch 11-2

\$3,475,000

5+3.5 2sty-TRADITIONAL

NEW



Loveland Carr Properties (323) 460-7606

COLDWELL BANKER HP

TRICK OR TREAT?

Located in prime Windsor Square, this lovely Traditional has been tastefully renovated. The center hall plan opens to the living room w/fireplace, formal dining room, den w/fireplace & sunny breakfast room. The remodeled kitchen w/ stainless steel appliances accesses the laundry room, maid's room & bath. The powder room completes the 1st floor. There are 4 beds (or 3+office)+2 updated baths up. A generous patio with pergola leads to the tranquil private backyard. Plenty of room for a pool.

www.125SPlymouth.com

OPEN HOUSE STATUS

Automatic Status: The MLS™ will automatically assign NEW or REV

NEW

New, automatic status

NEW*

New, not yet listed

RED

Reduced


REV

Review, automatic status

BOM

Back on Market

X 105 S ARDEN BLV		Lunch	11-2
\$3,150,000	4+3.5	2sty-SPANISH	



SERVING BURGERS & FRIES BY THE FIX!

Perched above the street sits a picture-perfect Windsor Square restoration. Enter through the tiled foyer to the beautiful living room with Batchelder fireplace. Custom kitchen with Calcutta marble island opens up to the spacious family room. Upstairs features lounge area, and 3 beds, including a gorgeous master suite with an attached office. Backyard with pool/spa and fully outfitted pool house. Moments away from Larchmont Village's restaurants, shops and the wonderful Sunday Farmers' Market!


Bryant \ Reichling
COMPASS

323-854-1780

www.ArdenBlvd.com

NEW

858 1/2 S WILTON PL		Open	11-2
\$899,000	3+4	MODERN	



NEW HOMES STARTING AT \$899K W/ 3.42%, 30 YR MORTGAGES!

Welcome to Wilton Place, brand new collection of 10 single family homes in Ktown! Open layout feat. wood floors, large windows for natural light & eat-in kitchen w/custom cabinetry, dining area & patio. Upstairs are 2 BR, 2 BA incl. Master Suite w/dual sink vanity. Downstairs off the 2 car garage w/direct entry is a BR that doubles as an office. Stroll to the Wiltern & be mins from DTLA, Hollywood & the Westside. New construction warranties where you can move in & enjoy a quality lifestyle.

MLS#18-388156

Grant Linscott
KELLER WILLIAMS REAL

323-300-1110

Dshwshr,Fridg

NEW

TUESDAY

323 N CITRUS AVE		Open	11-2
\$2,199,000	3+3	1sty-SPANISH	



With respect for the character of a bygone era and with all of the convenience of modern day living, this exquisitely updated Spanish home is situated on a tree-lined street in a coveted location. Tucked behind verdant landscape and a courtyard true to the original style, a special home awaits. The spacious living room introduces great scale throughout, leading to the formal dining room and chef's kitchen. The master suite has access to the yard and overlooks the pool. Polished to perfection!

Dan Weiser
THE AGENCY

3107215899

NEW

4610 DOCKWEILER ST		Open	11-2
\$799,000	4+3	2sty-TRADITIONAL	



ONE OF A KIND 4BR HOME IN MIDTOWN

Located in the trending pocket near Mid-Wilshire, this home offers a unique option to buy a home with views, lots of space, and hedged + gated for privacy.

Arvin Haddad
PACIFIC UNION INT

310.909.6434

NEW

4037 LEEWARD AVE		Open	11-2
\$1,695,000	5+4	CRAFTSMAN	



STUNNINGLY RESTORED 1913 CRAFTSMAN IN WILSHIRE PARK

Stunningly restored 1913 Craftsman in up and coming Wilshire Park neighborhood. Featuring 5 bedrooms and 4 bathrooms. Intricate wood details throughout. Large private yard with a 2 car garage with loft space above. Gracious eat in kitchen has top of the line appliances and marble countertops. Vintage feel with claw foot tubs and pedestal sinks but conforms to todays modern lifestyle. This is a must see.

Jackie Smith
COMPASS

213-494-7736

The Jackie Smith Group

NEW

5225 W 2ND ST		Open	11-2
\$5,595,000	5995000	7+6	TRADITIONAL



PRICED TO SELL!

Fabulous French Country on the Best Street in Hancock Park. This beautifully designed family home offers lush manicured green scapes, high ceilings, a welcoming entry with sweeping staircase, great living and family rooms with fireplaces, and elegant formal dining. 4 bedrooms up, lovely master with luxurious bath. 2 bedrooms down, sparkling pool and great yard for entertaining, detached guest house. A rare offering.

MLS#18-387756

Thomas Glabman
HILTON & HYLAND

310.614.7345

HiltonHyland.com

red

1040 S WILTON PL		Open	11-2
\$1,690,000	6+5	FRENCH	



ABSOLUTELY Gorgeous, in Country Club area near Hancock Park. hardwood floor through out. Gracious and vintage grand entry hall, LR/ FP, FDR, upgraded kitchen, beautiful backyard, Shiny breakfast room, library, all BR are big, well landscaped front and back with large wood deck, HVAC, truly good location for Downtown, Beverly Hills, West side, Hollywood and major FWY. sold "AS-IS". HPOZ. Please bring your designer or contractor to make it better. Seller motivated. Do not curb appeal.

MLS#18-397898

Paul Chung
APPLE PROPERTIES & A

Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn

NEW

615 SEWARD ST		Open	11-2
\$3,499,000	4+4		



HANCOCK PARK HIDEAWAY

Attention to detail & contemporary finishes have restored this 1932 Colonial Revival to its original glory. This 4-bed, 4-bath offers an elegant yet comfortable SoCal lifestyle with an open floor plan, natural light, wainscoting & dark hardwood floors. Gracious living room with center fireplace. Chef's kitchen opens to a family room & office/guest bedroom & dining room on opposing end. Upstairs a master suite and 2 guest bedrooms. Big backyard with a swimming pool, grassy lawns & lounge areas.

MLS#18-391994

David Kramer
HILTON & HYLAND

310-691-2400

www.davidkramer.group

rev

571 N ARDEN BLV		Open	11-2
\$1,649,000	3+2	1sty-CALIFORNIA BUNGALOW	



MODERN CALIFORNIA BUNGALOW IN LARCHMONT VILLAGE

This updated three-bedroom, two-bathroom California bungalow showcases beautiful hardwoods, recessed lighting, and a winning floor plan. Past dining area is an open kitchen which welcomes seamless entertaining. The master suite features French doors leading to a large sundeck, and a thoughtfully landscaped yard. Central air conditioning and heat, and garage round out the generously sized lot, situated in one of Los Angeles' most desirable neighborhoods.

Eric Lavey
THE AGENCY

310.908.6800

Built-Ins, Refrig, Washer, Dryer, Other

NEW

590 N PLYMOUTH BLVD		Open	11-1
\$1,599,000	3+3	1sty-SPANISH	



PRIME LARCHMONT VILLAGE

BACK ON MARKET! Don't miss this one. Remodeled Spanish home located in the heart of Larchmont Village. New hardwood floors, remodeled kitchen with Carrera marble, central AC/heat, redone bathrooms and French doors. Nice center hall plan leads out to grassy back yard. 2-car garage could also be used as an exercise room, office or whatever your heart desires. Square footage is larger than Tax Assessor records. Floor plan and measurements from Plan-O-Matic. 6750 square foot lot!

MLS#18-358134

Bruce Walker
RODEO REALTY - BH

310-623-8722

www.590Plymouth.com

bom


18 Hancock Park-Wilshire Condo / Co-op

4661 WILSHIRE BLVD #201

Open 11-2

\$1,190,000

2+3 OTHER



MLS#18-380676

Litta Lee

COLDWELL BANKER-BHN

213-595-2455

BEAUTIFULLY STAGED CONDO IN HANCOCK PARK!

Stunning, luxury condominium in the heart of the prestigious Hancock Park. This is an extraordinary opportunity to purchase in the unbelievable 4661 Wilshire Blvd, Spanish architectural Condo Building! A 2 bedroom & 3 bathroom w/ tons of natural lighting & a spacious, open floor plan. This home is created w/a modern & classic design w/elegance in mind creating every detail of this home. While the designer kitchen features stainless steel appliances, stone countertops & custom built cabinetry.

Dshwshr, Micro, Wshr

NEW

18 Hancock Park-Wilshire Income

117 N MANSFIELD AVE

Open 11-2

\$2,699,000

Duplex 2sty-TRADITIONAL



MLS#18-398518

Stacey Babbitt

COLDWELL BANKER/BHS

310-804-6027

REMODELED TRADITIONAL TROPHY DUPLEX ON COVETED MANSFIELD

Beaut. restored 3 bed/3 bath ensuite. Each unit has orig. details, moldings, & cornices. Lower unit large formal entry, grand living room w/rich dark hardwoods & fp. FDR, open kitchen w/Carrera marble counters, nu appl's. Upper has office & room over porte cochere. Updated open kitchen w/Viking stove/dining area. Tenant occupied. Upgrades include: HVAC, newer roof, tankless water heaters, updated plumbing & electric wiring & panels, sewer line replacement. Lush landscaping front/rear, paving stones, yard.

Dshwshr, Dryer, Grbg Disp, Rng/Ovn, Fridg

NEW

19 Beverly Center-Miracle Mile Single Family

428 N LA JOLLA AVE

Open 11-2

\$4,748,800

5+5.5 2sty-CONTEMPORARY



MLS#18-385940

Angela Roberts

CORE REAL ESTATE GR.

310.600.1799

GRAND SCALE NEW MODERN

WWW.428LAJOLLA.COM

Nearly 5000 sf of indoor-outdoor living. Walled, gated & hedged. Open plan with walls of glass, sleek pocket door systems open up to a covered patios, elegant spa & pool w/ waterfall. Custom Italian kit w/ center island, Control4 automation, 3 fireplaces, formal dining area, sun filled open tread staircase. 2nd story family room-lounge w/ fireplace and balcony. Master retreat w/ oversized balcony, fireplace, massive closet & spa bath. Spectacular design as never been seen before. Stunning!

www.OmegaGroup.LA

NEW

414 N MARTEL AVE

Lunch 11-2

\$4,289,000

5+6 2sty-CAPE COD



MLS#18-399412

Or Brodsky

COLDWELL BANKER BHN

3106232319

CAPE COD MASTERPIECE

Cape Cod new construction smart home on a massive private lot in Beverly Grove. Offers formal dining/living, a guest suite, powder room, Zen-infused courtyard, family room, a gourmet Chef's kitchen, a resort-like patio with private dining, a sprawling white-pegble pool/spa and a BBQ island. 2nd Floor features 3 en-suites, a breathtaking master suite with a designer closet, an ultra-glamorous master bath with steam shower and a private balcony. an exquisite family terrace and a laundry room.

BBQ, Blt-Ins, Clnng Fan, Cent Vac, Dshwshr

NEW

OPEN HOUSE STATUS

Automatic Status: The MLS™ will automatically assign NEW or REV

NEW

NEW*

RED

REV

BOM

New, automatic status

New, not yet listed

Reduced

Review, automatic status

Back on Market

445 N EDINBURGH AVE

Open 11-2

\$3,380,000

4+3 SPANISH



MLS#18-399722

Rayni & Branden Williams

HILTON & HYLAND

310.691.5935

DROP-DEAD-GORGEOUS SPANISH VILLA IN BEVERLY GROVE

Experience this drop-dead-gorgeous Spanish villa in the heart of the city's hottest neighborhood, Beverly Grove. Walking distance from the world's best dining, entertainment, come & live in the heart of it all. This stunning home affords an unrivaled lifestyle, w/ gorgeous grounds, exquisite style & behind its hedges, a tranquil escape. Remarkable taste & quality is apparent in every inch, from the classic exposed beams to the hand painted tiles in the bathrooms; this home is a work of art.

Williams & Williams Estates Group

NEW

6527 W 5TH ST

Open 11-2

\$2,195,000

3+2 SPANISH



MLS#18-398506

Allison Schwarz

COMPASS

310-237-5881

STUNNING COURTYARD SPANISH WITH POOL

This home offers the perfect blend of architectural beauty and modern style. Enter through a gated courtyard into a dramatic open living and dining room with a vaulted wood-beamed ceiling, fireplace and stained-glass window. French doors open to a side deck. The beautifully updated kitchen with Viking stove leads to a pool, spa and outdoor dining area with a finished garage/flexible space. A generous master suite boasts a separate tub, frameless glass shower, double sink and glass tile.

HOUSEON5TH.COM

NEW

602 N GARDNER ST

Open 11-2

\$1,650,000

2+2 FRENCH



MLS#18-385940

Angela Roberts

CORE REAL ESTATE GR.

310.600.1799

BREATHTAKINGLY REBUILT 1924 FRENCH VILLA

Lovely, turnkey 1924 French Villa, completely rebuilt from foundation up, offers high-end finishes from floor to ceiling! The large open floorplan offers 2 bedrooms, 2 baths, living room with freestanding gas fireplace and outdoor access & absolutely gorgeous open concept kitchen with la cornue stove. The indoor/outdoor flowing space includes reclaim tobacco barn hardwood floors, Golden lion doors, waterworks faucets & lighting and so much more. Perfectly located in the heart of Melrose village.

Blt-Ins, Dshwshr, Dryer, Grbg Disp, Hood Fan

red

1056 S RIDGELEY DR

Lunch 11:30-2

\$1,399,000

3+2 TUDOR



MLS#18-381790

Steven Senigram

KELLER WILLIAMS LARC

323-828-3800

PRICE ADJUSTED TO \$1,399,000

On a tree lined street in Miracle Mile HPOZ, Remodeled 3 bedroom, 2 bath Tudor. Bright living room with vaulted ceilings and french windows. Formal dining room with french windows. Remodeled kitchen with new floors and counters. Master bedroom with "rejuvenated" original bath. 2 rear bedrooms having direct access to rear yard. Redone bathroom with custom tiled floors and shower. Inside laundry room. Original resurfaced hardwood flrs. New central air/heat. New dual pane windows New sewer line.

Blt-Ins, Grbg Disp, Hood Fan

red

6606 LINDENHURST AVE

Open 11-2

\$2,299,000

4+3 TUDOR



MLS#18-397826

Rosalie Klein

RODEO REALTY INC.

310.261.8878

STATELY TWO-STORY ENGLISH TUDOR

Great location on a beautiful treelined Beverly Grove street. This home is loaded with old world charm that melds with modern updates. Large Family opens to pool size colorful and relaxing backyard with fragrant rose garden and lavender create a genteel escape from the hectic pace of big city living. Close to Beverly Hills, West Hollywood, fantastic restaurants on 3rd Street, Cedars Sinai Medical Center, The Grove, Beverly Center, LACMA...Hard to find a true gem.

Large family Room & Room for Pool

rev


19 Beverly Center-Miracle Mile Condo / Co-op

131 N CROFT AVE, UNIT 402

Open 11-2

\$997,000

3+2.5 1sty-CONTEMPORARY



PRIME BEVERLY GROVE PENTHOUSE

Spacious, light-filled penthouse, only one common wall! In-unit laundry, dual-zone central AC, hardwood floors in living area, granite countertops in kitchen, private sun deck, two balconies, and private tandem two car garage. Generous master suite with walk-in closet, decorative fireplace and balcony. Abundant natural light thanks to north, south and east windows. Just minutes to Cedars-Sinai, Melrose Ave, and WeHo, and to dining and retail at the Beverly Center and the Grove!

Jacqueline Freed
COMPASS

310.592.6332

Washer,dryer,fridge,range,oven

NEW

1135 S SHENANDOAH ST #101

Lunch 11-2

\$950,000

3+3 NEW PROJECT



OVERSIZED 3BD/3BA IN A NEWER BLDG - GREAT LOCATION

Incredible 3BD/3BA unit in a newer building in the highly coveted Pico Robertson neighborhood. This unit has an extremely bright & open floor plan, w/ high ceilings, entertainer's patio, & beautiful gourmet kitchen with granite counter tops. The master bedroom features an oversized walk in closet. Full size W/D in unit. Building includes a big community room, great for entertaining & tons of guest parking. Premier location close to Beverly Hills, Century City, and the 10 freeway.

Alexis Boris
PACIFIC UNION

3109906894

Blt-Ins,Cbl,Cing Fan,Dshwshr,Dryer,Other


NEW

1101 S HOLT AVE #3

Open 11-2

\$772,828

799000 2+2 CONTEMPORARY



PRICE REDUCED ON GORGEOUS CONDO!

Wonderful unit adjacent to Beverly Hills. It's close to the Beverly Center and parks. Large 2 bedroom, 2 bath, 3 large walk in closets. Wood floors in the living room, carpet in the bedrooms. All bathrooms and kitchen have been updated. It's a great unit you should see it!

Jana Jones-Duffy
COLDWELL BANKER RESI

310-285-7535

Fridg

red


22 Los Feliz Single Family

4000 WOKING WAY

Open 11-2

\$2,495,000

2695000 4+6 MODERN



REDUCED \$200,000 | MODERN TUDOR NORTH OF LOS FELIZ BLVD.

Stately situated north of Los Feliz Blvd, on a serene and enclosed street-to-street lot. This reimagined modern Tudor has just completed a massive renovation. Behind the gate, lush landscaping, oak trees, and several fountains create a private, oasis-like setting. In nearly 3,300 SF, the house lives larger, bookended by several outdoor spaces, including, three patios, two outdoor living rooms, dining areas, flat grassy pad, and a pool with spa. Close to Griffith Park and Los Feliz Village.

Ben Belack
THE AGENCY

310-497-6789

Major Price Reduction | Pool & Spa

red

28 Culver City Single Family

5922 WRIGHTCREST DR

Open 11-2

\$1,949,000

4+4 MID-CENTURY



COMPLETELY RENOVATED MID-CENTURY HOME

Incredible Mid-Century home in Culver City Hills with views of Hollywood Sign. Completely renovated with new systems. Large open living room with vaulted ceilings, beautiful stone fireplace and white oak floors. Gourmet kitchen with Viking stove, quartz counters, custom wood cabinets & kitchen sink with views of the Hollywood Hills. Quiet hillside neighborhood near a park, Stoneview Nature Center, and Kenneth Hahn State Park's miles of hiking trails. Culver City's Farragut Elementary!

Todd Miller
KELLER WILLIAMS-SANT

3109235353

Dshwshr,Micro,Rng/Ovn,Fridg


NEW

5142 LINDBLADE DR

Open 11-2

\$1,199,000

3+3



BEAUTIFUL SINGLE STORY ON CUL-DE-SAC

Nestled on a quiet cul-de-sac street in highly sought after Culver City, this single story Traditional 3 bedroom and 3 bathroom home is updated with sophisticated finishes and modern touches. The warmth of the entry and open living areas are complimented by natural light and two large fireplaces with exposed stonework. Chef's kitchen features a center island with stainless steel appliances, granite countertops and custom cabinetry perfect to entertain, dine and enjoy.

ADAM COHEN
SOTHEBY'S

& MARC NOAH

818-903-6097

NEW

4255 MCCONNELL BLV

Refresh. 11-2

\$995,000

2+1 1sty-MID-CENTURY



POTENTIAL AWITS IN CHARMING MID-CENTURY HOME

With an open floor plan on a spacious and green lot, this mid-century home is a diamond in the rough. This central Westside home has so much potential with plenty of natural light, gorgeous exposed wood beams, and a charming wood-burning fireplace in the living room that opens up to the dining room & kitchen. Two bedrooms and one bathroom complete the inside. The large and grassy front yard welcomes you in & is a great space to play while the side yard provides additional room for entertaining.

Penny Muck
HALTON PARDEE

(310) 266-9946

www.HaltonPardee.com

NEW

30 Hollywood Hills East Single Family

6351 IVARENE AVE

Lunch 11-2

\$1,399,000

3+2 MID-CENTURY



MID-CENTURY STUNNER IN THE HOLLYWOOD HILLS

This Mid Century stunner is ready for it's close up! Thoughtfully improved with pristine new kitchen and baths. Gorgeous new matte oak floors bring a feeling of radiant perfection. The master bedroom is spacious and light-filled with it's own private balcony. Walls of glass open to entertainers' back yard w outdoor fireplace. Clean lines and architectural details define this private retreat. The verdantly landscaped backyard is complete with an upper deck to enjoy treetop and city views.

RSR Real Estate
COMPASS

310.963.4205

www.RSRealEstate.com

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2485 N GOWER ST	Open	12-2
\$2,099,000	4+3	MID-CENTURY




MLS#18-398096
Christophe Collet
COLDWELL BANKER RESI

rev

Historic Beachwood Canyon. 4 bed/3 bath turnkey home. Private quiet yard. First floor has 1 bed/ 1 bath, walking closet and office. 2nd floor has a large living room, fireplace, hardwood floor. Dining room, mini bar, new kitchen with stainless steel appliances. Master bedroom with en-suite bathroom. Two other bedrooms with separate bathroom. Outdoor patio, fountain. New plumbing, electric, sewer line, windows and more. Great access to Franklin Village, dining, Hollywood, 101 Freeway.

Dshwshr,Dryer,Frzr,Grbg Disp, Other.

2591 DEARBORN DR	Open	2-5
\$1,795,000	3+3	SPANISH



MLS#18-396976
Rose Ware
BHHS-BH

rev

SPANISH OASIS

Private & Gated Spanish Hacienda built c1924 (assr) & exquisitely renovated. This gorgeous character home, w/ one bedroom guest house, features a formal entry w/marble floors, living room w/high wood beam ceilings, wood-burning fireplace & arched picture window. Chef's kitchen has Cararra Marble counters, Fridgidaire Professional & Bertazzoni appls, & dinette. Upper level Master suite & guest bedroom. Multiple outdoor patios w/luscious fruit trees. Upper flat yard lounge area w/spectacular views.

Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn,Other

31 Playa Del Rey Single Family

214 SUNRIDGE ST	Refresh.	11-2
\$2,995,000	5+5	3sty-MEDITERRANEAN



Melinda and Scott Tamkin
COMPASS

NEW

STUNNING PLAYA DEL REY W/ VIEWS FOR DAYS!

Incredible VUS from Playa 1st Hill Home! Location X 3. 5 Bds (4 En-Suite up, 1 down) all w/ LG patios. Light/Bright w/ tons of windows. Huge MSTR suite, 2 office areas & grt formal spaces- Lvg Rm, Dining Rm, Family Rm, Bfast Rm, Cook's Kit. Large grassy, flat yd. GREAT Price to come make it your own. Don't miss this home!

www.214Sunridge.com

33 Malibu Single Family

21500 CALLE DEL BARCO	Open	10-2
\$15,995,000	11+8	



MLS#18-398988
Rodrigo Iglesias
HILTON & HYLAND

NEW


THE FINEST FIXER COMPOUND OPPORTUNITY IN THE COASTLINE

Located just 10 minutes from Pacific Palisades or Santa Monica is this 17,000 SQ.FT. compound. Enter thru Double gates to a motor court that accommodates easily ten cars. A two-story office that can receive a staff of ten below is separate from the estate. Owner's records, the estate is 16,700 - There are apx 2,000 SQ. FT of covered loggias & huge terraces. a fully lighted tennis court crowns the compound in which most rooms have the Queen Necklace view from Palos Verdes to Point Dume & beyond.

No Showings Until 10/27

39 Playa Vista Single Family

5828 SPARROW CT	Open	11-2
\$2,079,000	4+4	



SF Jones/MSchlosser
COMPASS

NEW

BEAUTIFUL & LUXURIOUS 4 BEDROOM HOME IN COVETED PLAYA VISTA

Centrally located, in a highly protected nook within Phase 2 & is moments from Runway & Resort. Living is accented by a fireplace & balcony, ideal for indoor/outdoor living. Open kitchen w/island, ss appliances, backsplash & flows to dining. Unwind in the master w/balcony, dual sink vanity & recently upgraded glass shower w/floor-to-ceiling tile. Additional features yard w/BBQ, office nook w/built-ins, laundry room & more. Relish your central location & enjoy the best shops, entertainment & more.

5828Sparrow.com

12809 N SEAGLASS CIR	Open	11-2
\$8,900	3+4	CONTEMPORARY



Patrizia Medicina
COLDWELL BANKER - BW


NEW

AMAZING DETACHED TOWNHOME WITH VIEWS!

Luxury 3 bed, 3.5 bath detached home with elevator, built in 2014. Approx. 2,505 SF. Entertainers' kitchen with custom cabinets, elegant granite counters, large center island & top of the line appliances, has view of LMU Campanile. Dining & living rm flow to a patio looking to "Pointe Park" with Resort Amenities. Walk in pantry. Master BD has patio with open view & custom designed bathroom. Ground level bedroom/study with bath opens to wrap around deck. Rear 2 car garage w/1 side parking space.

60 Tarzana Single Family

19260 LINNET ST	Open	12-3
\$1,749,000	3+4	1sty-RANCH



Beverly Nunez
COLDWELL BANKER RESI

red

GATED 1 STORY COMPOUND 30,000 SQ.FT LOT. 2+2 GUEST HSE & POOL

So of Ventura. Pvt walled & gated 1 Story Entertainers compound on 30,000 sq.ft. flat lot. Guest House w/ 2 bed+2 bath. Main house w/ 3 to 4 bedroom & 4.5 baths. Open floor plan. 3 fireplaces, exposed beams. Master has 1 & 3/4 baths, 3 closets and bricked patio. Family room large enough for home theater. Kitch w/ break area, Wolf range, sub-zeros & wine cooler. Large sparkling pool. Long driveway (10 car parking w/ double gates). 8 car garage, 4 side by side & 4 tandem. Close to Shops & eatery's

Fridg

62 Encino Single Family

16821 OAK VIEW DR	Refresh.	11-2
\$4,899,000	6+8	ARCHITECTURAL



VICTORIA RISKO
SOTHEBY'S

NEW

SPECTACULAR 3.8 ACRE VIEW ESTATE

Magical, private and gated 3.72+/- acres located in prime South of Ventura Encino. Nothing remotely like this estate property which offers stunning views, enormous flat land, hiking trails, and gorgeous mature trees. Long drive winds through property to massive motor court, 5k residence, sparkling newer pool and guest house. Ready to become the Premier Estate in Encino.

310-882-0246



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15958 HIGH KNOLL RD	Open	11-2
\$3,350,000	5+6	2sty-CONTEMPORARY
NEW		
COVETED ROYAL OAKS LUXURIOUS CONTEMPORARY		
Sophisticated modern design open floor plan and exceptional attention to details. Spacious living room with French limestone fireplace and Fleetwood sliders seamlessly transition to a private resort-like yard, sparkling pool & stunning views. Chef's kitchen w/Italian cabinetry, Bosch appliances & caesarstone. Four bedrooms main level. Second level oversized master suite includes third fireplace, a sitting area, expansive walkin, spa-quality carrera marble bath and private balcony. Lanai School		
MLS#18-399086		
Laurent Louvet	3109689978	
KELLER WILLIAMS BH		
www.TheLouvetGroup.com		

4301 CORONET DR	Lunch	11-2
\$1,595,000	4+3	CONTEMPORARY
red		
		
\$200k PRICE REDUCTION! Now the best-priced home in Lake Encino. This reinvisioned CA contemporary w/ 4 beds, 3 baths, expansive living room, den & dining room all with walls of glass bringing the outside in & a dream chef's kitchen big enough to cook for 100. The massive master w/ spa like bath, 2 smaller bedrooms, a guest bedroom are all remodeled w/ top of the line finishes & appliances. Pool, large gazebo, sprawling gardens BBQ area & deck large enough to seat 50 complete this stunning home.		
MLS#18-375858		
Vahan Saroians	323-497-6655	
COLDWELL BANKER RESI		
Dshwshr,Grbg Disp,Rng/Ovn,Fridg		

62 Encino Condo / Co-op

4702 PARK ENCINO LN #326	Lunch	11-2
\$1,049,000	2+2	2sty-OTHER
NEW		
ENCINO TOWERS PENTHOUSE		
		
Stunning, lrg +/- 1900 sf, fully remodeled 2+2 w/loft & lots of light. Open concept living w/wood flrs, FP & treetop view. Lrg eat-in kitch inclcs Viking appliances, wine frig & granite counters. Master suite w/dbl door entrance, soaring ceilings, custom walk-in closet, FP, nu carpet; bath w/duel sinks, oversized glass encl shower & freestanding tub. Mature trees visible from every window. HOA inclcs 24-hour sec gate, EQ ins, water, hi speed Internet, cable TV, common area maintenance. Guest pkg.		
MLS#18-400042		
Carla Patterson	310.779.8629	
RODEO REALTY		
Blt-Ins,Cbl,D/W,Elvtr,Grbg Disp		

72 Sherman Oaks Single Family

13451 RAND DR	Open	11-2
\$2,295,000	4+4	
NEW		
CUSTOM BUILT TRADITIONAL VIEW-HOME		
		
Located on a private lot south of Ventura Blvd. with over 4,200 square feet complete with formal living room, soaring high ceilings and wide open spaces. Spacious kitchen with Viking stainless steel appliances attached to a great room with pitched wood beamed ceilings. Two large patios with panoramic views, two master suites and two family rooms upstairs as well as one downstairs. Custom cabinetry, crown molding, wainscoting, hardwood floors, fireplaces and wood windows.		
Donovan Healey		
310.903.1876		
HILTON & HYLAND		
13451Rand.com		

73 Studio City Single Family

12116 IREDELL ST	Open	11-2
\$3,500,000	4+5	2sty-CRAFTSMAN
NEW		
PRIVATE CRAFTSMAN RETREAT IN STUDIO CITY		
		
Private retreat behind gates, nestled in the heart of Fryman Canyon. This Craftsman gem has 4 bed and 5 baths. Almost every room leads outdoors to patios surrounded by trees. Living room has huge picture windows, incredibly high ceilings & a custom tile fireplace. The kitchen with top of the line appliances plus breakfast room opens out to the living area and the formal dining room. Both the master suite & the media room open out onto the pool/spa with a nice flat yard perfect for entertaining.		
Scott Segall		
310.480.4823		
DOUGLAS ELLIMAN		
www.12116iredell.com		

74 Toluca Lake Condo / Co-op

10707 CAMARILLO ST #112	Refresh.	11-2
\$598,888	2+2	CONTEMPORARY
rev		
DESIGNER REMODELED 2 BEDROOM 2 BATH IN TOLUCA LAKE / NOHO		
		
Bright and gorgeously remodeled 2 bedroom 2 bathroom unit with an open floor concept and large windows with tranquil views out to greenery. Extra large quartz kitchen island for entertaining, double door entry, newer flooring, window shutters, dual sinks in master, integrated speakers throughout and in-unit laundry! 2 subterranean parking spaces with storage. The building has a beautiful pool lounging area and is a stone's throw from booming downtown North Hollywood and all studios.		
MLS#18-394764		
Jay Martinez & Gil Dirige	3233778332	
PACIFIC UNION INTERN		
Washer,Dryer,Grbg Disp,Intrcm,Grbg Disp		

1284 Highland Park Single Family

6551 PICKWICK ST	Refresh.	11-2
\$1,295,000	4+3.5	3sty-MODERN
NEW		
MODERN TRI-LEVEL HOME IN THE HILLS OF HIGHLAND PARK		
		
An extremely private location situated at the end of a quiet cul-de-sac offering over 3,000 square feet of spacious living with high ceilings and tons of natural light throughout. Fantastic space for creatives and or work at home professionals. Peaceful sunset and city views. Come check it out! ALSO OPEN THU 12-2pm		
Henry Plascencia		
310.995.6273		
COMPASS		
www.6551Pickwick.com		

2044 N AVENUE 52 Open 11-2

\$889,000	2+1	1sty-SPANISH
NEW		
HIGHLAND PARK SPANISH CHARMER WITH VIEWS		
		
Emotional Spanish charmer with tranquil canyon views on quiet cul-de-sac in hippest area of Highland Park/Eagle Rock. Perfect floor plan w/ generous indoor-outdoor spaces, large drought sensitive private yard for entertaining, new floor to ceiling dual paned windows, freshly painted inside & out, wood floors, newly landscaped, and many updated systems. Recently refreshed two car garage and XL basement space with unlimited potential. Spectacular home not to be missed!. www.2044navenue52.com		
Jeffrey Sachs		
3235335255		
COLDWELL BANKER BHN		
Refrigerator, Dishwasher, Stove		

15,000+ real estate professionals. Working together, to make homeownership happen.



MAKING THE MARKET WORK™

TUESDAY