

AREA

3

GREAT PRICE 7853 WILLOW GLEN ROAD, HOLLYWOOD HILLS 90046

Los Angeles Times
HOME OF THE WEEK



3 BED | 4.5 BATH | 3,782 SF | 13,708 SF Lot

OPEN HOUSE
TUESDAY
NOVEMBER 20TH
11AM - 2PM
LUNCH SERVED

Your new lifestyle awaits! The Willow is an entertainer's paradise. Enter the top floor through bold pivot door into open floor plan w/ sweeping eastern canyon views through walls of glass that open on your command. Enjoy a balcony that spans the width of the house on two floors. Modern amenities such as gourmet eat in kitchen w/ Carrera marble counters, formal dining area, and living room featuring built in cabinets & fireplace. Move down to the private living quarters comprised of 3 bedrooms & 3 baths featuring a luxurious master suite w/ double vanity, fireplace, his/her closets, large vogue shower & separate unique soaking tub that's privately positioned on the exterior deck for au natural bathing. Enjoy faux grass side yards featuring in ground spa, & gas fire pit with seating area. Want to bring the party home? Accessed through separate entrance, the bottom floor features a 9 seat theater room, custom lounge, mirrored bar, powder room & neon selfie wall for endless summer nights.



SHAWN KORMONDY
323.638.7567
Skor@SkorREG.com
DRE #01451888

KW BEVERLY HILLS
KELLER WILLIAMS REALTY

OFFERED AT: \$2,995,000
WWW.THEWILLOWGLENLA.COM
@THEWILLOWGLENLA

Each office is independently owned and operated. Broker/agent does not guarantee the accuracy of square-footage, lot size, or other information concerning the condition or features of property provided by the seller or obtained from public records or other sources. Buyers are advised to independently verify the accuracy of all information. DRE#01428775

SUNSET STRIP -
HOLLYWOOD HILLS WEST

JEFFERY J. HOBGOOD

PRIME WEST HOLLYWOOD LISTINGS AT 818 DOHENY

OPEN TUESDAY 11-2



DOHENYVIEWCONDO.COM

818 Doheny Drive, Unit 1008 | 2BD/2BA | \$1,710,000



DOHENYDRIVELEASE.COM

818 Doheny Drive, Unit 806 | 1BD/1BA | \$6,900/mo

Making Record sales on and off the market. Selling more than any other agent for over a decade at 818 Doheny Drive.



JEFFREY J HOBGOOD

DRE: 01247414 | 310.305.7653

Jeffrey.Hobgood@sothebyshomes.com

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AREA
14

SANTA MONICA



GATED ARCHITECTURAL IN SANTA MONICA CANYON BY APPOINTMENT ONLY



677 SAN LORENZO STREET, SANTA MONICA | \$3,650,000

Gated and private just remodeled single story architectural in coveted Santa Monica canyon. **Approx. 1,430 sq.ft. house on 5,972 sq.ft. lot, with 3 bedrooms and 3 baths.** Fabulous open living room and wonderful new kitchen with counter seating/dining area opening to magical outdoor dining area with fireplace. Great master with spa bath, separate free standing soaking tub and large walk-in closet. Additional bedroom and separate 3rd guest suite with separate entrance near the pool. Wonderful spacious entertaining pool area with multiple decks and lounging areas in a fabulous landscaped setting great for entertaining. 2 car garage and large driveway. Minutes to the top-rated Canyon Charter Elementary School, canyon restaurants and the beach. A jewel that won't last!



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GINGER GLASS

BROKER • AGENT • ATTORNEY

310.927.9307

GingerGlass.com ginger@gingerglass.com

CHRIS CORTAZZO

COLDWELL BANKER MALIBU WEST

310.457.9307

chris@chriscortazzo.com ChrisCortazzo.com



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Visit me online at marcorufo.com

BERKSHIRE HATHAWAY | California Properties
HomeServices

AREA
15

PACIFIC PALISADES



548 TAHQUITZ PLACE | PACIFIC PALISADES
OPEN HOUSE | TUESDAY (11/20) FROM 11-2 PM

Asking \$2,495,000... Absolutely charming remodeled traditional home nestled in the beautiful El Medio Bluffs area on a quiet street. Situated on a 6,178 sqft lot, this home showcases 1,237 sqft of living space with 3 bedrooms, 1.5 baths. This quaint home has a large living room accented by wood burning fireplaces, natural light wood floors that opens to the formal dining area off the newly updated kitchen with breakfast nook. The spacious backyard with a two-car garage is great for kids or entertaining. If you're looking for a turnkey home minutes from the nightlife of the Caruso's Village, this is the home for you!

548Tahquitz.com



MARCO RUFO
Bringing Integrity To Your Front Door...

310.488.6914
info@marcorufo.com | marcorufo.com

AREA
22

LOS FELIZ



PRIVATE MEDITERRANEAN WITH STUNNING VIEWS BY APPOINTMENT ONLY



4517 DUNDEE DRIVE, LOS FELIZ

Extremely private and gated mediterranean perfectly situated up a long gated driveway looking out to stunning panoramic views of the downtown skyline, ocean, Observatory and San Gabriel mountains. **Approx. 3,132 sq.ft. house on 16,619 sq.ft. lot. with 3 bedrooms and 3 baths.** Wonderful open living and dining areas all opening to expansive decks great for large scale entertaining. Two bedrooms plus an office space/study down. Oversized master suite with stunning views upstairs with additional loft space. Large spacious motorcourt and two car garage at street level. One of the most desired streets in the area and rare cul-de-sac street with no cross traffic to enjoy this peaceful setting day and night.

OFFERED AT \$4,695,000



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ginger@gingerglass.com | CALRE# 01478465



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BEVERLY HILLS NORTH

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HomeServicesAREA
28

CULVER CITY



4161 MILDRED AVENUE | CULVER CITY

OPEN HOUSE | TUESDAY (11/20) FROM 11-2 PM

Asking \$2,695,000... Brand New Modern Traditional located in the Culver West area with Culver City schools and services and in one of the hottest neighborhoods on the Westside. This elegant private home consists of 5 beds and 5.5 baths which fuses traditional living with modern sophistication. The inviting floor plan opens its door to an elegant formal living that flows into the gracious dining area. The gourmet kitchen showcases elegant custom cabinetry with breakfast area. The family room opens to the extensive large backyard, which includes a pool and spa, creating an indoor/outdoor feel for those entertaining moments. Upstairs has the master retreat featuring a balcony, a fireplace and a spa like master bathroom. In addition there are 3 en-suites details, character with artisan carpentry. This home also has a temperature controlled wine closet and a library/office. A real entertainers dream home in proximity to shops, fine dining, beach walks and in a great school district.

4161MILDRED.COM



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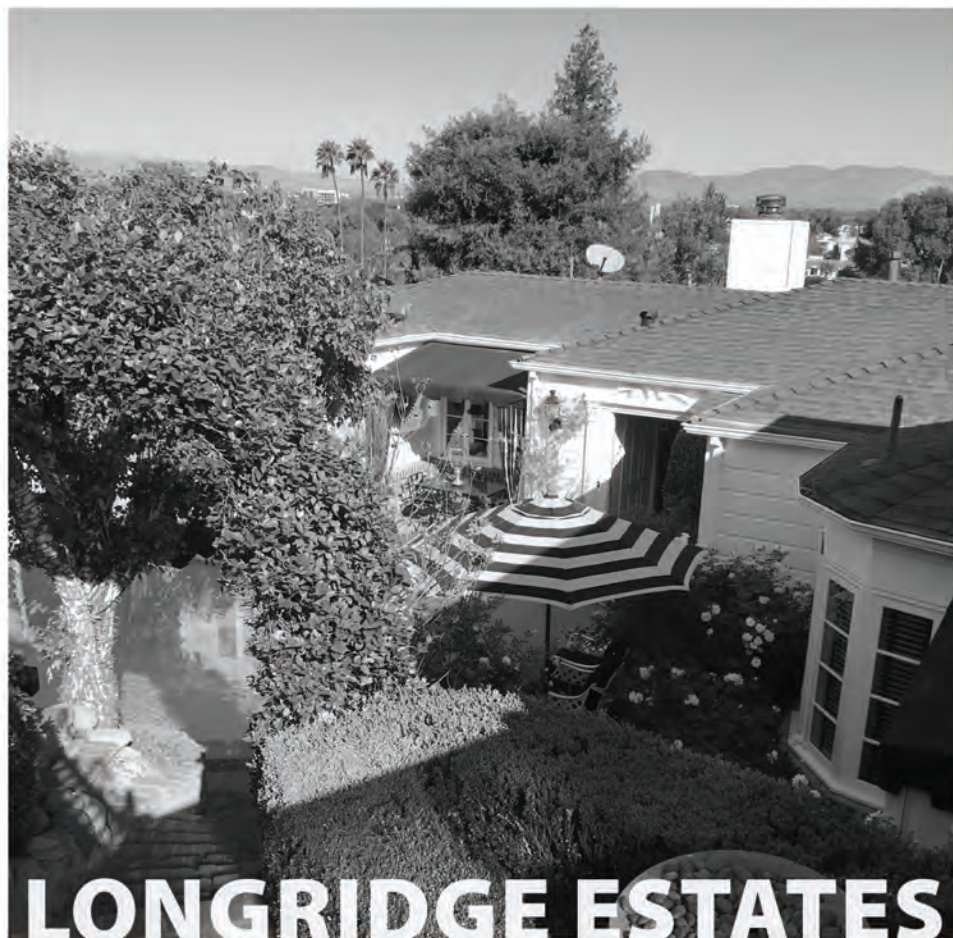
AREA
72

SHERMAN OAKS

**TODDMARKS**

310.383.5354

ToddMarksEstates@gmail.com

WWW.CALIFORNIALUXURYESTATEHOMES.COM**13329 Galewood Street | Sherman Oaks****Offered at \$1,795,000**

Old Hollywood at its finest. This 1937 sexy & glamorous retreat in Longridge Estates has been totally restored and updated with the finest quality and craftsmanship and has tons and tons of character & Charm. This cool breezy Private & Gated home features private pool with separate sitting area to enjoy outdoor fireplace, many private outdoor sunning areas as well as a couple of private al fresco dining areas, outdoor BBQ, 4 Beds, 3 baths, Approx 3,100 sq ft, Hrdwd flrs, Cozy dining area, open living room with fireplace, explosive mountain views, Chefs kitchen with Miele appliances and custom marble countertops, 3beds Up, 1 bed Down, beautiful wine cellar, office, two car garage plus additional two car private parking in front. This home is flawless and shows such perfection.

OPEN TUESDAY 11-2

BERKSHIRE HATHAWAY | California Properties
HomeServices



01 Beverly Hills

Single Family


804 N CRESCENT DR

Open 11-2

\$9,995,000

6+7

TRADITIONAL



MLS#18-407980

M.Nourmand & Z.Steinberg

310.666.3294

NOURMAND & ASSOC.

PRIME BH FLATS TRADITIONAL ON OVER 20,000 SQ. FT LOT.

Stately formal living room with high ceilings. Expansive great room overlooks the backyard with multiple seating areas, carved marble fireplace & bar. Romantic formal dining room with vaulted ceiling leads to the kitchen w/ Viking Range, Sub-Zero Refrigerator & granite counter tops. Master suite is located downstairs w/ en-suite bathroom and large walk-in closet. 2 additional bedrooms suites + office complete the downstairs. 3 bedrooms are located upstairs. Large grassy backyard with pool.

www.804Crescent.com

NEW


1281 LOMA VISTA DR

Open 11-2

\$9,595,000

4+5

CONTEMPORARY



MLS#18-406990

Monty Beisel Dustin C.

310.994.4430

HILTON & HYLAND

LOCATED IN PRIME LOWER TROUSDALE ESTATES

This single-story contemporary home sits behind private gates on approximately half-acre with expansive city light views. Experience a chic open floor plan with soaring ceilings throughout, rich organic walnut floors and architectural fireplaces that anchor the formal living areas. Fleetwood doors lead to indoor-outdoor experience from almost every room, featuring large pool/spa, built-in outdoor BBQ, oversized fire pit, water features and ample entertaining space.

HiltonHyland.com

NEW

345 S CANON DR

Refresh. 11-2

\$2,950,000

3+3

SPANISH



MLS#18-404486

Noushin Ahobim

3108634325

NELSON SHELTON

BEAUTIFUL BEVERLY HILLS HOME!

This Regal Spanish-style home is located just 2 blocks East of the retail, restaurant, and entertainment corridor known as "South Beverly Drive." Highlights include hardwood floors throughout most of the home, gorgeous living space with large windows and white shutters flooding the rooms with natural light, and a guest house. The home comes with city design approved plans to build a beautiful 5,400+ Square foot home, including 4-5 bedrooms and 6 bathrooms.

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

NEW

802 N CRESCENT DR

Open 11-2

\$11,250,000

+3500000

5+6

MID-CENTURY



MLS#18-389626

Susan Smith Jeff Hyland

310.278.3311

HILTON & HYLAND

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.

Co-listed w/ Diane Sharp

red

1240 LOMA VISTA DR

Open 11-2

\$12,995,000

6+7.5

CONTEMPORARY



MLS#18-399648

ST. JAMES + CANTER

310.704.4248

BERKSHIRE HATHAWAY

REMARKABLE 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.

WWW.TROUSDALEMODERNOASIS.COM

rev

506 N BEDFORD DR

Open 11-2

\$7,995,000

7+9

TRADITIONAL



MLS#18-394400

Susan Smith

310.415.5175

HILTON & HYLAND

REMODELED TRADITIONAL FAMILY HOME IN FLATS

Newly Remodeled custom family home with ideal floor plan for entertaining. Set behind gates this home features a large dining room with seating for ten. Stunning eat in kitchen with oversized island and custom la cornue cooktop. Guest suite and a maids room on main level as well as den/media room. Four bedrooms including luxurious master suite upstairs. Third level is a finished playroom with sitting area and bathroom. Private backyard with pool house with full bath and outdoor fireplace.

www.506bedford.com


rev

9321 BURTON WAY #B

Open 11-2

\$1,565,000

3+3



MLS#18-384202

Ronnie Kassoria

310-277-5554

NELSON SHELTON REAL

INCREDIBLE BH 3 BED TOWNHOUSE

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! There is a sensational huge outdoor patio that combines the convenience of a condo and the joys of a home and is wonderful for entertaining. It has a formal dining room, kitchen with SS appliances, granite counter tops, 3 bedrooms, 3 bathrooms, wide planked hardwood floors, gated garage with side-by-side parking. 3% TO SELLING AGENT

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

red


2720 ELLISON DR

Open 11-2

\$7,590,000

4+6

CONTEMP MED



MLS#18-393742

Mia Trudeau

310.850.2747

HILTON & HYLAND

RE-IMAGINED BY NOTEWORTHY KNA DESIGN

Exceptional modern European glamor awaits you, in this newly renovated & gorgeous Italian Villa modernized oasis. Through the gated and totally private drive you will find a grand single story home of 4 bedrooms & 6 bathrooms with truly exceptional ceiling heights. A large master bedroom with dual private bathrooms and en-suite walk-in closets. Abound w/ natural light and precious Sunset canyon views.

HiltonHyland.com

NEW

13449 MULHOLLAND DR

Open 11-2

\$6,995,000

5+6

2sty-ARCHITECTURAL



MLS#18-393742

Steve Frankel

310-508-5008

COLDWELL BANKER

CONTEMPORARY MASTERPIECE WITH SWEEPING PANORAMIC VIEWS

Located down a long gated drive for maximum privacy, this magnificent Modern home has five bedroom and six baths. Designed by the renowned firm of Montalba Architects. Rich materials of limestone, natural woods and medal casement doors are used throughout along with sensational walls for art. All public rooms expose the jetliner views allowing for the quintessential California indoor/outdoor experience.

www.stevefrankel.com

NEW

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✓ Free Listing Ad on Guests.TheMLS.com

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TUESDAY

1465 LINDACREST DR	Open	11-2	NEW
\$4,895,000	5+5	TRADITIONAL	



COLONIAL ESTATE WITH GUESTHOUSE IN B.H.P.O.

This Southern Colonial estate located in the "Crest Streets" of Beverly Hills Post Office is framed by expansive yards & lush gardens. A spacious chef's kitchen & family room, with grand stone fireplace & box-beamed ceiling, open to a private backyard with mature landscaping, pool, & spa. Upstairs, 3 elegant bedroom suites, with an owner's suite offering vaulted ceilings, fireplace, his & her walk-in closets & bathrooms. Separate 600+ sq. ft. guest house with deck. 3-car garage & driveway.

MLS#18-405616
Jason Oppenheim 310-678-2746
THE OPPENHEIM GROUP

www.ogroup.com

1479 BLUE JAY WAY	Open	11-2	rev
\$12,500,000	5+8	CONTEMPORARY	



RARE PROMONTORY WITH 270 DEGREE VIEWS

Rare promontory with 270 degree views of westside, ocean, entire LA basin and downtown at the end of a cul-de-sac. First time on the market in 20 years, this mid-century house has been immaculately maintained either to be reimaged or redeveloped. The large livable home includes 3 living rooms, 2 kitchens, 2 masters, a formal dining room, and a private pool overlooking the spectacular view. The long driveway, carport, and 2-car garage provided ample parking.

MLS#18-365698
J.Babajian/K.Olson 310-623-8800
RODEO REALTY - BH

9360 READCREST DR	Open	11-2	rev
\$9,995,000	5+8	ARCHITECTURAL	



RESTORED JOHN ELGIN WOOLF W/ PANORAMIC VIEWS

Meticulous year+ renovation - Views from every room. Great entertainment flow with indoor/outdoor entertainment areas. The pool and entertainment deck areas offer truly unique Privacy and beautiful city views. Once owned by John Woolf, this property reflects the grandeur of old Hollywood combined with today's amenities.

MLS#18-388064
David Yocum 310.560.6164
HILTON & HYLAND

9360ReadCrest.com

1730 RISING GLEN RD	Open	11-2	rev
\$9,980,000	5+6.5	1sty-MODERN	




BEST OF THE BEST

New construction single level home with 14 ft. high ceilings & 6,137 sq. ft. of open floor living space. This special home features 5 en-suite bedrooms and 6.5 baths, great room with Brown Dream Gold Quartzite fireplace, game room, screening room, four fireplaces, Crestron Home Automation, office/study, saltwater pool & spa, custom teak seating with fire table and built in BBQ area for entertaining. The gourmet kitchen features Gaggenau & Miele appliances & island large enough to seat seven.

MLS#18-402360
Paul Wylie 323-515-9585
LAMERICA REAL ESTATE

BBQ,Blt-Ins,Cling Fan,Dshwshr,Dryer

12066 SUMMIT CIR	Open	11-2	rev
\$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

1646 BLUE JAY WAY	Open	11-2	rev
\$9,900,000	6+6	CONTEMPORARY	



PREMIER AND UNIQUE COMPOUND - FOR SALE AND FOR LEASE

Rare opportunity to own a private estate with two detached guest-houses on the best street in the exclusive Bird Streets contiguous to 10 acres of a publicly owned conservatorship which cannot be built on. This chic contemporary home has high-end, state-of-the-art finishes and spectacular views from most rooms, including both guest houses. The main house offers high ceilings and great scale with the perfect indoor outdoor entertainment flow.

MLS#18-388502
J.Babajian/T.Woods 310-623-8800
RODEO REALTY - BH

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




THE BEST VIEWS

The best unobstructed views & refreshing ocean breezes! Renovated designer home with high ceilings, oak flooring, two fireplaces, kitchen with Miele appliances, Silverwave marble, Blizzard white Quartz, walnut cabinets, Sonos sound & 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 360 degree views & speakers/sound for entertaining. You have to see it!

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

Dshwshr,Frzr,Grbg Disp,Hood Fan,Micro

9145 ST IVES DR	Lunch	11-2	rev
\$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!

03 Sunset Strip - Hollywood Hills West

Single Family

2393 CASTILIAN DR	Open	11-2	NEW
\$2,695,000	4+5	MEDITERRANEAN	



SPECTACULAR MEDITERRANEAN VIEW ESTATE.

Marilyn Monroe and Joe DiMaggio's honeymoon home in 1953. Reminiscent of the Amalfi Coast.Walled and gated for privacy on one of the best streets in Outpost. Gorgeous deep canyon views from all rooms in the house. This home is all about charm. The fabulous Living rm w vaulted wood-beamed ceil flows out to a huge terrace. Open Kitchen to the dining rm. Romantic Tower rm. Flat grassy yard w picturesque grotto-like pool and spa overlooking the full canyon. Absolutely the best value on the market.

MLS#18-406888
Neal Baddin 323-793-7405
COLDWELL BANKER RESI

Blt-Ins,Dshwshr,Frzr,refrig

1820 RISING GLEN RD	Open	11-2	rev
\$6,750,000	3+3	CONTEMPORARY	



NEW PRICE, PREMIER UPPER RISING GLEN OPPORTUNITY

Opportunity awaits on the largest lot on famed Rising Glen Rd! Sited on prized upper Rising Glen, behind gates and up a long, private drive sits abounding potential. This rare gem on a 52,000+ sq. foot lot offers ultimate privacy along with city & ocean views and is being offered for the first time in over 18 years. A sizeable flat pad, perfect for new construction or adding a second story edition, a spacious pool and grassy backyard truly give your buyer boundless possibilities.

MLS#18-384510
Helbling / Perry 310-849-2485
PACIFIC UNION

1492 BLUE JAY WAY

Open 11-2

\$6,500,000

2+3 MODERN



MLS#18-326802

Joseph Babajian 310-623-8800

RODEO REALTY - BH

rev

UNIQUE DEVELOPMENT OPPORTUNITY

Unique development opportunity in the exclusive Bird Streets sections of the Hollywood Hills with spectacular views of Los Angeles. Seller spent approx \$700k on plans and permits approved by City. Buyer can start construction immediately on 13,000sqft Zoltan Pali house. This size house would not be approved today. Very chic modern, state of the art design.

7853 WILLOW GLEN RD

Open 11-2

\$2,995,000

3+4.5 MODERN



MLS#18-390058

Shawn Kormondy 3236387567

KELLER WILLIAMS BH

rev

ELEVATE YOUR LIFESTYLE IN 30 DAYS OR LESS!

The Willow is an entertainer's paradise! Open floor plan with sweeping canyon views, balcony, gourmet eat in kitchen w/ Carrera marble counters & living room with built in cabinets & fireplace. Comprised of 3 bedrooms & 3 baths featuring master suite w/ double vanity, fireplace, his/her closets, vogue shower & separate soaking tub. Enjoy faux grass side yards w/ in ground spa & fire pit, 9 seat theater room, custom lounge, mirrored bar, powder room & neon selfie wall for endless summer nights.


BBQ,Blt-Ins,Dshwshr,Frzr,Grbg Disp,Other

1790 VIEWMONT DR

Open 11-2

\$1,850,000

3+3 TRADITIONAL



MLS#18-396530

John Steiner 3106661454

ENGEL & VOLKERS BH

rev

CITY AND OCEAN VIEWS! Idyllic location with upside potential to become your private Shangri-La. Built 1939 on an approx. 12,000 sq. ft. flat lot with ample room to remodel or rebuild. The home features three bedrooms and 2 1/2 baths with many upgrades throughout for the buyer who needs a Sunset Strip pad for weekend adventures or for the creative dreamer who wants to create their "mansion in the sky!" the property features park-like grounds with sparkling pool and mature landscaping.

03 Sunset Strip - Hollywood Hills West

Land

8757 HOLLYWOOD BLVD.

Open 11-2

\$3,495,000

Land ARCHITECTURAL



MLS#18-403448

Benjamin Bacal 310-717-5522

RODEO REALTY - BH

NEW

RTI DEVELOPMENT OPPORTUNITY YOU SHOULDN'T MISS!

An architectural & structural first w/ views to the south & west from long Beach to Malibu. This estate is accessed by dual elevators ascending 50 ft above the driveway & 5-car subterranean garage & entry court. 5 beds/7 baths this estate has large great room & kitchen that opens to large deck w/zero edge pool & spa. Just off of living room sits large library/study & guest bedroom. Upstairs hosts: large master suite wing, master bath & 2 additional bed/baths all w/privacy & views from every room

www.8757Hollywood.com

03 Sunset Strip - Hollywood Hills West


Lease

1646 BLUE JAY WAY

Open 11-2

\$35,000

6+6 CONTEMPORARY



MLS#18-388534

J.Babajian/T.Woods 310-623-8800

RODEO REALTY - BH

rev

PREMIER AND UNIQUE COMPOUND - FOR LEASE AND SALE

Rare opportunity to own a private estate with two detached guest-houses on the best street in the exclusive Bird Streets contiguous to 10 acres of a publicly owned conservatorship which cannot be built on . This chic contemporary home has high-end, state-of-the-art finishes and spectacular views from most rooms, including both guest houses. The main house offers high ceilings and great scale with the perfect indoor outdoor entertainment flow.

04 Bel Air - Holmby Hills

Single Family

248 N GLENROY AVE

Open 11-2

\$9,995,000

4+6



MLS#18-401732

S Frankel, M Collins 310-281-3981

COLDWELL BANKER

NEW

BEL AIR DEVELOPMENT OPPORTUNITY

Incredible owner/user or development opportunity with magnificent city, ocean and Catalina views. Sited up a long private driveway, on a magnificent oversized lot of approximately 1.43 acres in Prime Lower Bel Air lies this spectacular mid-century modern compound.


Co-listed w/ David Parnes & James Harris

10865 SAVONA RD

Open 11-2

\$3,395,000

3+3 ARCHITECTURAL



MLS#18-401732

S Frankel, M Collins 310-281-3981

COLDWELL BANKER

rev

THE GOTHER HOUSE, 1969 BY ARCHITECT JOHN COREY

One of the finest examples of a Pavilion-style home with coffered redwood soffit ceilings running inside & outside creating a seamless interior/exterior experience. The interior walls are detailed by reveals which make the walls appear to float. John Corey, a protégé of Buff and Hensman, designed this home with ample walls for art. Step down living room with limestone floors, fireplace & large panes of glass.

www.stevefrankel.com

05 Westwood - Century City

Single Family

350 DALKEITH AVE

Open 11-2

\$2,199,000

3+3 2sty-SPANISH



MLS#18-407778

R. Davis & C. Burns 310-418-8091

COMPASS

NEW

Open the doors and windows to the classic Spanish and let the sun shine in and experience the feeling of living in a beautifully updated home with its integrity still intact. Curved archways, barreled ceilings, ornamental ironwork, & impeccably maintained original bathrooms. The heart of the home is the cook's kitchen with stainless steel appliances & large island that opens to a den, french doors that show off the eastern hillside views.

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

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TUESDAY

1035 WESTHOLME AVE	Open	11-2	red
\$3,995,000	5+5	MEDITERRANEAN	



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 w/ his & her walk-in closets, 2 BRs on main level, 2 addtl BRs down & cedar wine cellar. Direct entry 2 car garage.

MLS#18-377900
ST. JAMES + CANTER 310.291.1029
BERKSHIRE HATHAWAY

WWW.STJAMESCANTER.COM

05 Westwood - Century City*Condo / Co-op*

10501 WILSHIRE BLV, UNIT 2302	Open	11-2	NEW
\$999,000	2+3		



STUNNING PENTHOUSE WITH PANORAMIC VIEWS!


Enter to the living & dining w/glass doors to large balcony w/ jetliner views from the ocean to BH. Lovely kitchen w/ample cabinetry & granite counters.Unwind in the beautiful master w/expansive windows to relish sunsets & bath w/dual vanity sink & shower.Features hardwood floors, oversized pool, indoor spa, gym,common spaces, conference room, 24/7 doorman/concierge, valet or self-parking & personal storage unit. Move-in & relish your central location moments from BH & more!

SF Jones/Belliott 310.579.2200
COMPASS

10501Wilshire2302.com

05 Westwood - Century City*Lease*

1726 KELTON AVE	Open	11-2	red
\$4,495	3+2	SPANISH	



PRIME WESTWOOD LEASE

A proudly maintained 1935 street level half of a stately Westwood duplex boasts 3 bedrooms, 2 baths, dining room, living room, over 2,000 square feet, private rear detached garage, manicured front and back yards. New washer & dryer and hardwood floors buffed.

MLS#18-370304
Greenberg / Weinstock 310.968.0605
BERKSHIRE HATHAWAY

Dshwshr,Grbg Disp,Fridg

06 Brentwood*Single Family*

173 N ANITA AVE	Open	11-2	NEW
\$11,800,000	5+4	SPANISH	




SAN YSIDRO RANCH IN BRENTWOOD

Escape to your very own San Ysidro Ranch villa. Awaiting you behind ultra private gates in Brentwood & Set near prime Brentwood Park this Paul Williams original is a stunning example of Spanish Colonial design. The grounds include a large motor court, vast sculpture garden, and serene pool surrounded by expansive lawns.

Branden & Rayni Williams 310.691.5935
HILTON & HYLAND

Williams & Williams Estates Group

356 S WESTGATE AVE	Refresh.	11-2	NEW
\$7,350,000	7+8	2sty-TRADITIONAL	



TRANSITIONAL MASTERPIECE IN THE HEART OF BRENTWOOD

Stunning, custom built home, designed to suit all lifestyles. 7 Bedrooms includes 2 luxurious master suites-one on each of 2 levels. Huge living rm opens to flat expansive yard w/ pool. Large, formal dining rm adjoins an Incredible chef's marble kitchen. 2nd floor features 3 bedrooms including a spacious master w/ fireplace, enormous walk-in ,gorgeous bath w/ dual showers. Light filled with soaring ceilings, wood floors, ample storage, elevator & fine finishes throughout. 9 car parking.

Jane Gavens 3104975166
COMPASS- BH

525 S WESTGATE AVE	Open	11-2	NEW
\$6,500,000	5+6	TRADITIONAL	



MAGNIFICENT CUSTOM BUILT FRENCH CHATEAU

Set off the street on a private shared driveway, this opulent estate is loaded with attention to detail at every turn. Step through the period wood double doors and whisk away in the glamour of the soaring ceilings, custom Douglas Fir wide plank floors. The formal living room anchored in the middle of the house, connects to the formal dining room, dream kitchen with custom cabinetry, high-end professional appliances, breakfast area and family room, This is an entertainer's dream come true.

MLS#18-406594
B. Farrugia A. Lascano 310.998.7175
HILTON & HYLAND

AlphonsoBjorn.com

126 S WESTGATE AVE	Open	11-2	NEW
\$5,699,000	5+6	2sty-TRADITIONAL	




EXCEPTIONAL NEW CONSTRUCTION IN PRIME BRENTWOOD

This exceptional 2018 brand new construction home in prime Brentwood boasts an open plan featuring ±5280 square feet of luxurious living space, soaring ceilings, wide-plank hardwood floors, French doors throughout, & designer finishes. This 5 bed, 6 bath home has a serene backyard featuring a sparkling swimmer's pool, outdoor bar, kitchen & fireplace perfect for SoCal indoor-outdoor living. This meticulously built residence features every luxury amenity possible situated in Prime Brentwood.

Neyshia Go/Aaron Kirman 3108828357
PACIFIC UNION INT.

446 N BARRINGTON AVE	Open	11-2	NEW
\$5,150,000	4+5	TRADITIONAL	



Remodel/expand/build your dream estate in this most prestigious North of Sunset location. Long held and cherished family home has tremendous curb appeal and a classic traditional floorplan, with large public rooms that flow seamlessly into one another. Downstairs features a grand formal entry with formal living and dining rooms, cozy paneled den/office, and eat-in kitchen. Upstairs you will find a generous master suite as well as two additional en-suite bedrooms. Sunny pool and large patio areas

MLS#18-395538
Wyatt Parker
PACIFIC UNION INTERN

Blt-Ins,Grbg Disp,Hood Fan,Rng/Ovn,Fridg

2448 PESQUERA DR	Open	11-2	NEW
\$3,995,000	5+6	TRADITIONAL	



EAST HAMPTONS STYLE FARMHOUSE

This beautiful East Hamptons style farmhouse in Brentwood embodies the California lifestyle with a grand two-story foyer and light filled entry. The open floor plan includes a formal living, office and dining room that leads to a chef's kitchen with high-end appliances and a spacious warm family room. The upper floor consists of a private master suite featuring a sitting area with fireplace and a dual vanity master bathroom. Amenities include pool, spa, barbecue, and Control4 Smart system.

MLS#18-408186
Santiago Arana 310-926-9808
THE AGENCY

www.TheAgencyRE.com

X 12025 SALT AIR PL		Lunch	11-2
\$3,875,000	4+4	1sty-TRADITIONAL	



REMODELED TRADITIONAL HOME

This secluded cul-de-sac offers charming curb appeal. Light and bright living room, family room & dining room w/ custom high ceilings. Kitchen has center island, a food preparation sink, & breakfast bar. Stainless-Steel Viking appliances, six-burner stove, double ovens, microwave & Sub-Zero refrigerator, & Alkaline water system, hardwood floors, recessed lighting, crown molding, skylights, 4 fireplaces & spacious, open floor plan leading to yard w/ pool, outdoor fireplace & large deck.

Mary Beth Woods
COLDWELL BANKER

310.463.1599

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

NEW

146 S MEDIO DR		Open	11-2
\$5,898,000	5+6	3sty-CAPE COD	



MODERN TRADITIONAL

The expansive fl plan carries one through the great room, dining, wine cellar & onward into a living room-lined w/ glass accordion doors that open to the patio & kitchen, complete w/a marble island & top-tier appliances. The hm is brimming w/five en suite beds, including the master w/a fp, bath, extensive closet & balcony. The lower level feats. a bar & wine cellar & home theater. Beyond the interior lies a true outdoor paradise, complete with a BBQ, multiple lounge spaces & pool & spa. .

MLS#18-402634


SMITH & BERG
PACIFIC UNION

310.500.3931

146medio.com

rev

X 919 N KENTER AVE		Lunch	11-2
\$2,995,000	4+3	1sty-MID-CENTURY	



CUSTOM BUILT MID-CENTURY IN PRIME UPPER KENTER!

Located on large lot, Spacious light filled LR w/ high vaulted ceilings, FP & bar, Dining Area & FR w/ FP, all opens to covered patio/pool/large grassy private yd w/ lovely mature trees. Updated kitchen w/ stainless cooks stove & large brkfst area. Excellent floorplan for entertaining/families. Master enjoys direct access to patio/pool area, enormous dbl walkin closet & remodeled bath w/ dbl sinks, separate stall shower & tub. The other 3 Bdrms & 2 Baths complete this perfect home.

James Hancock
COLDWELL BANKER

310.463.1599

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

NEW

2538 LA CONDESA DR		Open	11-2
\$3,995,000	5+5	TRADITIONAL	



TRADITIONAL HOME LOCATED UP MANDEVILLE CANYON

Built in 2016, the newer construction home is located on La Condesa Drive up Mandeville Canyon. This home features an open floor plan, with a beautiful gourmet kitchen, stainless steel appliances, Bianco Carrera marble finishes, and wide oak flooring throughout the first floor. The large backyard features a pool, and covered patio with a fireplace and entertainment lounge area. Short drive to Palisades, Brentwood and Santa Monica.

MLS#18-393174


Santiago Arana
THE AGENCY

310-926-9808

www.TheAgencyRE.com

rev

1191 N BUNDY DR		Open	11-2	631 F1
\$5,995,000	4+8	2sty-MEDITERRANEAN		



GATED TUSCAN VILLA WITH NO EXPENSE SPARED 4 OR 5BR & 8BA

Grand Formal Entry. Solid Brazilian Cherry Wd Flrs. Huge LR w/FP. Office. Frml DR. Grmt Kit w/Viking. Front/Back Staircases. All BR's w/full bathrms. Huge master ste w/tp & balcony. Fam Rm w/theater & hm music sys. Bonus rm w/bathrm, used as a gym, can be a theater or 5th BR. 2 Tankless Water Heaters. 6 skylights. Multi Zoned HVACs. App controlled lighting, stereo, Rooftop Endless Pool/Spa, Outdr kit w/Viking BBQ w/dining, outdr LR w/fountain, upper yard sundeck, lounge w/firepit.

MLS#18-372582

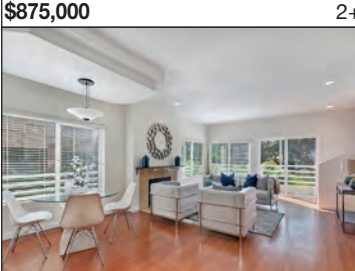
Lauren Polan
COLDWELL BANKER PP

310-926-0029

www.BundyDrive.com

red

1160 GRANVILLE AVE #101		Open	11-2
\$875,000	2+3	CONTEMPORARY	



REMODELED 2 BEDROOM FRONT CORNER TOWNHOUSE IN BRENTWOOD!

Beautifully remodeled front corner townhome with a 2-car private garage. Park in your own private garage & walk directly into your unit. A unique offering in Prime Brentwood location. Bright open kitchen, living room, dining room blend together in an open concept to create a great entertaining space. Kitchen remodeled with granite counter tops, marble floors, new light fixtures, recessed LED ceiling lights, cherrywood cabinets, wine refrigerator, & large pantry.

MLS#18-408212

Danny Mahelka
COLDWELL BANKER RESI

2133594097

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

NEW

X 1349 ALLENFORD AVE		Lunch	11-2
\$2,699,000	2850000	4+3	RANCH



GREAT OPPORTUNITY!

Updated Polo Fields Single Story Ranch. 4 beds, 3 baths, sun filled Master Suite w/ walk in closet. Oak floors and crown molding throughout the entire home. Kitchen w/ Viking range, s/s appls., Stone Counters, Beautiful cabinetry, and breakfast area. 3 sets of french doors open to a large backyard w/ slate patio, outdoor tv, stone built in gas fire pit and park like backyard which lights up beautifully at night. 2 car garage. Canyon, PRMS, Pali Charter.

MLS#18-394834


Andrew Sacks
COLDWELL BANKER - BW

310-926-9844

SURPRISINGLY QUIET

red

10735 ASHBY AVE		Open	11-2
\$2,395,000	4+3	TRADITIONAL	



GORGEOUS TREE-LINED STREET IN PRIME RANCHO PARK

Westside traditional home with 4 bed/ 3 bathroom. Welcoming floor plan with high ceilings, gleaming hardwood floors, crown molding and plenty of storage space. Gourmet chefs kitchen with custom white shaker cabinetry. Large Kitchen Island featuring quartz countertops adjacent walk-in pantry. Quiet and serene backyard perfect for indoor/outdoor entertaining. Laundry room upstairs for added convenience. Attached 2 car garage.

MLS#18-406950

Ron Wynn
COLDWELL BANKER RESI

Dshwshr,Dryer,Micro,Rng/Ovn,Fridg,Other

NEW

475 HALVERN DR		Open	11-2
\$7,995,000	4+7	2sty-CONTEMP MED	



TASTE OF HOTEL BEL AIR IN BRENTWOOD

Magical Contemp Medit estate tucked away down qt lane just north of Sunset in heart of BW. Situated behind gates & tall hedges w/ complete prvcy, security & seclusion. Charming crtyd, terraces, lawn, verdant garden, sparkling pl/ spa & lush, tree-filled arroyo. Lg 2-rm LR w/ FP, sep dining area & fab eat-in cook's kitchen/fam rm w/ FP. Exceptional master suite w/ sitting rm, pvt terrace & dual BAs & fitted closets. Inviting lib & lower level fam/media rm w/ extensive built-ins & bar.

MLS#18-395912

David Offer
BERKSHIRE HATHAWAY

310-820-9341

www.475halvern.com

rev

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TUESDAY

10549 CLARKSON RD	Open	11-2
\$2,199,000	4+3	2sty-SPANISH



IMPRESSIVE TWO-STORY SPANISH WITH OLD WORLD CHARACTER!

With contemporary upgrades throughout this stunning home boasts a grand formal LR flooded w/natural light showcasing coved ceilings & stone fireplace w/arched entryways leading to the formal DR and onto the gourmet kitchen complete w/state-of-the-art appliances, custom cabinetry & large center island. Expansive family room features wood beamed ceilings, detailed built-ins, stone fireplace & French doors that open an elevated deck, dining terrace & rolling, lush lawn.

Rory PosiniKristian Bonk
RE/MAX WEST LA

310-839-8500

www.RESULTSRealEstateGroup.com

09 Beverlywood Vicinity Condo / Co-op

1167 ROXBURY DR, UNIT 207	Open	11-2
\$899,000	2+2.5	3sty-TRADITIONAL



LOCATION, LOCATION, LOCATION!!!

Wonderful location in great building. Corner unit with one adjoining wall, one level, two plus den, den could be third bedroom., 2 1/2 baths, nice views, light and bright BUT BRING YOUR CONTRACTOR OR DESIGNER. Create your own gorgeous condo. Please see agent for details. Pretty much original condition from 70's. Building has pool, earthquake insurance, etc. Location is near Roxbury Park, one block from Beverly Hills, etc. etc.

Diane Sharp
KELLER WILLIAMS BH

310 740-0414

Needs a lot of TLC

10 West Hollywood Vicinity Single Family

935 N LA JOLLA AVE	Open	11-2
\$3,995,000	4+5	CONTEMPORARY



STUNNING & SOPHISTICATED 4 BEDROOM IN PRIME WEST HOLLYWOOD

This is effortless, sophisticated living at its best. No detail has been overlooked in this 4 bedroom/4.5 bathroom luxe residence. Light streams down from generous 2nd story skylights, while oversized glass doors disappear into discreet pockets, leaving the back of the house wide open to the shimmering pool and spa. Just beyond is an extra roomy, fully functional cabana complete with a sleek gas fire pit. Entertainers will delight in the high-end, open plan gourmet kitchen.

MLS#18-407120

Dena Luciano
DOUGLAS ELLIMAN

310-600-3848

853 N STANLEY AVE	Open	11-2
\$2,325,000	3+3	1sty-SPANISH



UPDATED SPANISH IN THE GROVE!

Private Spanish compound in the heart of the Beverly Grove! This updated stunner features 3 beds & 3 baths, flowing indoor/outdoor living spaces, plus an incredible pool & spa in the lush backyard. The house is equipped with a gourmet kitchen & updated baths. Relax in the amazing Master Suite with an oversized walk-in closet. Covered parking & completely hedged & gated for optimal privacy. Centrally located & just a short distance to trendy restaurants & boutiques on Melrose, Fairfax, & Beverly.

MLS#18-405222


The Sunset Team
KELLER WILLIAMS DTLA

310-274-3900

853stanleyave.com

10 West Hollywood Vicinity Condo / Co-op

818 N DOHENY DR, UNIT 1008	Refresh.	11-2
\$1,710,000	2+2	CONTEMPORARY



RARE SE CORNER AMAZ REMODELED UNOBSTRUCTED LA CITY VIEWS!

Rare Corner lux exquisitely remodeled 2 bedroom, 2 bath City View unit at the coveted Doheny Plaza with completely unobstructed views from Downtown LA to Century City located right across from Beverly Hills and walking distance to the famed Sunset Strip, Soho House and blocks to the finest dining and shopping in LA, is this incredible offering in the best SE corner location of Doheny Plaza building soon to be completely remodeled throughout with gym new lobby+ www.DOHENYVIEWCONDO.com

jeffrey hobgood
SOTHEBY'S BEV HILLS

3103057653

Top of the line: Sub Zero, Wolf etc

851 N SAN VICENTE BLV, UNIT 304	Open	10-2	VIEWS!!!
\$1,149,000	2+2.5	2sty-CONTEMPORARY	



DESIGNER TOWNHOUSE "FLOATING" ABOVE WEST HOLLYWOOD


Top floor townhouse w/ no common walls, custom finishes, kitchen w/ stainless steel appliances, double ovens & gas cooktop. Open floor plan w/ fireplace & custom built-in bar. Two 14x12' outdoor entertaining areas. Master bedroom features views of the Hollywood Hills & downtown. Separate shower/bath & walk-in closet in master. Guest room w/ en-suite bath & walk-in closet. Recessed lighting, hardwood floors, built-in speakers throughout, laundry in-unit, w/ two side-by-side parking spaces.

Chris Jacobs
KW BH

310-904-3568

www.WestHollywoodTownhouse.com

146 S CLARK DR #301	Open	11-2
\$985,000	2+2	CONTEMP MED



2 BEDROOM WITH DEN NEAR TRENDY ROBERTSON

Your search for that great two bedroom condo with an office ends right here at 146 S. Clark Unit #301. First time on the market in over 10 years. This stunning designer finished unit faces West and is located on the third floor and features a street to alley unit, only 2 apartments on each floor with no shared walls. Hardwood floors, spacious dining & living area that opens onto a front balcony, open kitchen with breakfast bar, stainless steel appliances, built in cabinets and lots of storage.

MLS#18-402366

Brian Ades
SOTHEBY'S

310-503-8080

Den

141 S CLARK DR #102	Open	11-2
\$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

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10 West Hollywood Vicinity

Lease

818 N DOHENY DR #806	Refresh.	11-2	NEW
\$6,900	1+1	CONTEMPORARY	



STUNNING FURNISHED LEASE WITH UNOBSTRUCTED LA CITY VIEWS!

AVAILABLE DEC 1~Stunning Extremely Tastefully furnished Chic Contemporary with completely unobstructed LA Downtown, Century City Views at the coveted full service building, Doheny Plaza with ultimate privacy ready for you to move in and enjoy this prime location and lifestyle beyond comparison to other offerings in the area! Valet, 24 hour front desk person, 3 guest rooms for use on Lobby Level for \$120 per night, Heated Pool and sunning area+ A++ location and a must see www.DOHENYDRIVELEASE.com

MLS#18-383828
jeffrey hobgood 3103057653
SOTHEBY'S BEV HILLS

Stunning Tastefully Furnished throughout

11 Venice

Single Family

480 S VENICE BLVD	Refresh.	11-2	NEW
\$2,850,000	3+3	2sty-CONTEMP MED	




AWESOME DESIGNER HOME NEXT TO THE CANALS...4 BLOCKS TO BEACH

Ready to enjoy a glass of wine by the pool? The sophisticated open layout features a state-of-the-art cook's kitchen, built-in booth dining for large gatherings + a romantic lounging area highlighted by a dramatic 3-story tall light installation. All spilling onto a privately enclosed terrace with lush plantings, swim spa/pool + bbq center.Capturing the essence of outdoor California living & a view of the Venice Canals that border the home, the rooftop deck offers a great backdrop for relaxing.

MLS#18-405630
CJ Cole 310.773.6945
BULLDOG REALTORS

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

1009 INDIANA CT	Open	11-2	NEW
\$2,195,000	4+3	CONTEMPORARY	



STUNNING, NEWLY REBUILT COASTAL OASIS IN THE HEART OF VENICE

Fall in love with the lux finishes & open floorplan of this architectural gem! Entertain in the beautiful indoor/outdoor living w/ fireplace.Chef's kitchen boasts ss appliances, 6-burner stove, center island.The 2nd level family living area - ideal for media/playroom/office! Master suite w/expansive windows & decadent bath w/dual vanity, soaker tub & glass shower.Retreat to a private paradise in the lush yard w/patio for dining al fresco.Moments from Venice's restaurants, shops & entertainment!

MLS#18-407200
Sally Forster Jones 310.579.2200
COMPASS

1009Indiana.com

2504 OCEAN AVE	Open	11-2	red
\$1,995,000	4+3	2sty-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 310-907-6517
HALTON PARDEE

www.HaltonPardee.com

831 DICKSON ST	Open	11-2	rev
\$3,085,000	3+3	ARCHITECTURAL	



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 310-994-5017
WEA

BBQ,Cbl,Dshwshr

12 Marina Del Rey

Condo / Co-op

13082 MINDANAO WAY, UNIT 51	Open	11-2	NEW
\$899,000	2+2.5	2sty-CAPE COD	



PRICED BELOW MARKET - OPPORTUNITY TO DESIGN YOUR HOME

2 Br + 2.5 Ba w/approx. 2199 sqft w/large loft/office area. Designed like a single family home w/ attached 2 car garage. Tennis courts, pool, spa. gated 24 hr security guard.


MLS#18-405630
Gary Limjap 310.430.0818
COLDWELL BANKER RESI

Built - Ins

13 Palms - Mar Vista

Single Family

3116 COLBY AVE	Open	11-2	red
\$1,735,000	3+2	TRADITIONAL	



BEAUTIFULLY APPOINTED WESTDALE/TROUSDALE HOME

This expanded tradtn'l home boasts 3 bedrms and 2 bathrms and has high ceilings, updated recessed lighting and polished hardwood floors. A wall of glass doors open to the backyard and allow you to combine the indoor/outdoor living. This fantastic find is located in the desirable Mar Vista Elementary School district. This is the perfect opportunity to remodel, expand, or just move into one of Mar Vista's most sought-after neighborhoods. Contact us today!

MLS#18-398414
Sherri Noel 310.994.8721
KELLER WILLIAMS-SANT

Dryer,Rng/Ovn,Fridg,Wshr

3007 DAHLGREN AVE	Open	11-2	red
\$1,575,000	4+3	TRADITIONAL	



COMPLETELY UPDATED VIEW HOME

This 4 bed 3 bath home is perched off the street in Mar Vista. Polished hardwood floors usher you throughout. High ceilings in the living room enhance the room while the windows flood the interior w/light. An updated kitchen has white cabinetry, grey tone countertops & stainless steel appliances. All of the bathrooms have been updated. The upstairs oversized master bedroom offers an en-suite bathroom & a walk-in closet. Enjoy everything that this prime location has to offer. Contact us today!

MLS#18-402388
Sherri Noel 310.994.8721
KELLER WILLIAMS-SANT

Dshwshr,Dryer,Micro,Rng/Ovn,Fridg,Other


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- ✓ Free Listing Ad on Guests.TheMLS.com
- ✓ 1 Million Monthly Views on Guests.TheMLS.com

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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 310.800.7103
DOUGLAS ELLIMAN
www.3733OceanViewAve.com

13 Palms - Mar Vista Income

12107 CHARNOCK RD	Open	11-2	red
\$1,699,000		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#18-399878
Sherri Noel 310.994.8721
KELLER WILLIAMS-SANT
 Cing Fan, Dryer, Rng/Ovn, Fridg, Wshr

14 Santa Monica Single Family

524 15TH ST	Open	11-2	NEW
\$4,495,000	3+4.5	2sty-SPANISH	



CUSTOM & ROMANTIC SPANISH

Beautiful high-end living space in the Franklin school district. Wide-plank hardwood & authentic tile floors, beamed & vaulted ceilings & gracious archways add to the beauty. No expense was spared when the home was updated. Large step-down office provides many flexible-use options including a 4th bedroom with direct entry! Gorgeous master suite with his & her bathrooms & huge walk-in closets. Car collectors garage & private backyard. High quality construction & well-thought details throughout.

John Hathorn 310.924.4014
COMPASS
 TOTALLY MOVE-IN READY

415 MONTANA AVE, UNIT 204	Open	11-2	NEW
\$1,375,000	2+2		



AMAZING SANTA MONICA LOCATION

Oversized 2 bedroom, 2 bathroom condo with open floor plan. Features include hardwood floors, granite countertops, steam shower. There is a large sunny balcony great for basking in the sun or having cocktail with friends with access from living room and both bedrooms. Washer/dryer inside unit is a plus. Close to Promenade, 4 blocks to the beach, on fabulous Montana Avenue w/shops & restaurants. Building amenities include pool, spa & recreation room plus 2 car gated parking.

B. Farrugia A. Lascano 310.998.7175
HILTON & HYLAND
AlphonsoBjorn.com

14 Santa Monica Condo / Co-op

201 OCEAN AVE, UNIT 504B	Open	11-2	NEW
\$2,500,000	3+2.5	CONTEMPORARY	




LUXURIOUS OCEAN VIEW FOR SALE/LEASE

Exquisite, 3+Den with Ocean & Mountain Views at Ocean Towers! This Gorgeous Corner floorplan features breathtaking Ocean Views from the Living Room, Den, Dining room and Kitchen. Magnificently renovated w/Wood Flrs, a phenomenal Kitchen, stunning cabinetry. Floor to ceiling Windows capture the Views from every room! Stunning Bathrooms, Recessed Lighting & a large Balcony. Digital Music, Contro 4 System, as well as built-in Flat Panel T.V's & Surround Sound Systems. 24 hour Valet, Gym, Pl, Spa

Nili S Hudson 310.486.0807
COMPASS
www.201OceanAvenue504B.com

2022 DELAWARE AVE, UNIT 6	Open	11-2	NEW
\$1,195,000	3+2.5	CONTEMPORARY	




CONTEMPORARY TOWNHOUSE IN PRIME SANTA MONICA

Remodeled contemporary 3BR/2.5BA townhouse in prime Santa Monica! Original owner. Great for investment or end-user. Key features: Modern open layout, large outdoor patio, side-by-side parking w/access to unit, low HOA. Other upgrades include: granite counter tops, porcelain tile, bamboo flooring w/new cabinets. New air system, water heater, A/C, furnace and electrical panel. Close to Virginia Ave Park, 365 Whole Foods, and Pico Blvd shops. Located in Edison School District and 2-blocks from SMC!

Chris Gray 323-612-7086
KWBH

1231 18TH ST, UNIT 2	Open	11-2	NEW
\$800,000	2+2	1sty-CONTEMPORARY	



WWW.REGINAVANNICOLA.COM

2BR/2BA single-level updated with chic smooth concrete flooring, recessed lighting and dual pane windows throughout. Remodeled kitchen, exclusive balcony and central HVAC, this gorgeous home is located in a bustling Santa Monica neighborhood. Walking distances to shops, coffee and Whole Foods. Each bedroom suite is outfitted with hardwood floors and huge closets. Property includes inside laundry and bonus walk-in storage closet under stairs. 1-car carport parking.

Regina Vannicola 3106252061
COMPASS-SM MONTANA
 Central HVAC, 1-car parking

14 Santa Monica Lease

201 OCEAN AVE, UNIT 504B	Open	11-2	NEW
\$11,500	3+2.5	CONTEMPORARY	



LUXURIOUS OCEAN VIEW FOR SALE/LEASE

Exquisite, 3+Den with Ocean & Mountain Views at Ocean Towers! This Gorgeous Corner floorplan features breathtaking Ocean Views from the Living Room, Den, Dining room and Kitchen. Magnificently renovated w/Wood Flrs, a phenomenal Kitchen, stunning cabinetry. Floor to ceiling Windows capture the Views from every room! Stunning Bathrooms, Recessed Lighting & a large Balcony. Digital Music, Contro 4 System, as well as built-in Flat Panel T.V's & Surround Sound Systems. 24 hour Valet, Gym, Pl, Spa

Nili S Hudson 310.486.0807
COMPASS
www.201OceanAvenue504B.com

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15 Pacific Palisades


Single Family

1337 MONUMENT ST

Open 11-2

\$11,995,000

6+8 CONTEMPORARY



MLS#18-408154

Santiago Arana 310-926-9808

THE AGENCY

NEW

NEWLY CONSTRUCTED,
CONTEMPORARY FARMHOUSE

This newly constructed contemporary farmhouse is a masterpiece of design offering breathtaking Pacific Ocean views. This is a unique property with exquisite taste and detail, situated in the prestigious Pacific Palisades neighborhood, just moments away from the new Caruso's Palisades Village. Equipped with a Control 4 smart home system, this property boasts six bedrooms and seven-and-a-half bathrooms. Amenities include a rooftop deck, theater, elevator, chef's kitchen, wine cellar, and more.

www.TheAgencyRE.com

1119 MONUMENT ST

Open 11-2

\$7,495,000

6+8 2sty-TRADITIONAL



MLS#18-402474

Jancula, Montano, Cusick 310-740-9719

COMPASS

NEW

CUSTOM BUILT NEW ENGLAND
INSPIRED TRADITIONAL

This exquisitely designed, New England inspired Traditional home is nestled in North Village just moments away from Caruso's Palisades Village. An ideal floorplan welcomes you to this 6 bedroom, 8 bath new construction while boasting richly crafted sophistication and exception. The timeless study and transom glass entryways guide you to the spacious formal dining room, kitchen and family room.


www.mylwestsidehome.com

1466 SAN REMO DR

Open 11-2

\$4,649,500

4+5 2sty-SPANISH



MLS#18-390534

SMITH & BERG 310.500.3931

PACIFIC UNION

NEW

SANTA BARBARA STYLE ESTATE

Through the foyer, one is led into the home's great room with a custom Spanish tile fireplace & French doors that open to an outdoor patio, the adjacent sunlit dining room & onward into the kitchen. The first level features two bedrooms while the lower level is host to two additional bedrooms. Beyond the interior lies a verdant haven complete with multiple grassy lawns, a dining area & an ivy-clad, covered lounge area with a custom tile outdoor fireplace.


1466sanremo.com

830 FISKE ST

Open 11-2

\$1,995,000

2+1 TEAR-DOWN



MLS#18-394562

THE FEIL GROUP 310-963-8219

BERKSHIRE HATHAWAY

NEW

IN THE HEART OF THE PALISADES
VILLAGE

Build or remodel your dream home in the heart of the Palisades Village! Located in the coveted Alphabet Streets. Property is being sold in it's "AS-IS" condition.

Dshwshr,Fridg

781 RANCH LN

Open 11-2

\$11,800,000

6+7 2sty-CRAFTSMAN



MLS#18-388210

SMITH & BERG 310.500.3931

PACIFIC UNION

rev

EPIC LIFESTYLE IN A RUSTIC SETTING

The home offers an expansive fl plan that commences amongst the great rm, featuring a vaulted wood beam ceiling, adjacent dining area & encompassing French drs & thus flows into the kitch & large living rm. The second story is comprised of four ensuite beds, including the master that enjoys its own living area & bath. Beyond the interior lies an oasis, complete w/a large patio, built-in bbq & bar, multiple lounge areas, a serene stone pool, infinity spa & a far-reaching yard, embraced by trees.


781ranchlane.com

15000 ALTATA DR

Open 11-2

\$10,950,000

5+7 2sty-TRADITIONAL



MLS#18-390886

Hugh Evans III 310.500.1331

PACIFIC UNION BW- W

rev

HUNTINGTON PALISADES TRADITIONAL
ON GORGEOUS LOT

Rare 15,000 sq ft lot. Newly renovated home marries the charm of its 1930s architecture w impeccable coastal-inspired modern flair. Chef's kitchen & family room open onto expansive backyard w patio, pool, dining area & BBQ to revel in year-round entertaining. Master suite features a spa-like bath, vast closet space & balcony overlooking the lush exterior. Beautiful detailing throughout, this Palisades oasis pairs chic design w an authentically soulful ambiance, in a matchless L.A. locale.


Blt-Ins,Dshwshr,Dryer,Hood Fan,Rng/Oven

14635 WHITFIELD AVE

Open 11-2

\$6,449,000

6+8 3sty-CONTEMPORARY



MLS#18-399694

David Kelmenson 3108633030

THE AGENCY

rev

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

18038 BLUE SAIL DR

Open 11-2

\$6,280,000

4+5 1sty-CONTEMPORARY



MLS#18-396052

Respondek / Mollica 310-488-4400

SOTHEBY'S

rev

PACIFIC VIEW ESTATES

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

847 CHAUTAUQUA

Open 11-2

\$4,695,000

5+6 2sty-CAPE COD



MLS#18-389698

Jacqueline Chernov 310-403-7557

PACIFIC UNION INTERN

rev

ELEGANT CAPE COD IN PACIFIC
PALISADES !

This luxury property offers unparalleled craftsmanship and exceptional amenities. This two-story smart home has 5 bedrooms and 5½ baths. The open floor plan features 3 fireplaces, Wolf range oven, Sub-Zero refrigerator, and a fully equipped barbecue area. The gorgeous master suite has vaulted ceilings, dual walk-in closets, and a large private patio. Expansive rooftop deck with ocean and mountain views! Just blocks away to the newly opened Caruso development with dining, retail & movie theatre.

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

847 CHAUTAUQUA

Open 11-2

\$4,695,000

5+6 2sty-CAPE COD



MLS#18-389698

Jacqueline Chernov 310-403-7557

PACIFIC UNION INTERN

rev


ELEGANT PACIFIC PALISADES NEW
CONSTRUCTION CAPE COD!

This luxury property offers unparalleled craftsmanship and exceptional amenities. This two-story smart home has 5 bedrooms and 5½ baths. The open floor plan features 3 fireplaces, Wolf range oven, Sub-Zero refrigerator, and a fully equipped barbecue area. The gorgeous master suite has vaulted ceilings, dual walk-in closets, and a large private patio. Expansive rooftop deck with ocean and mountain views! Just blocks away to the newly opened Caruso development with dining, retail & movie theatre.

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

TUESDAY

548 TAHQUITZ PL		Open	11-2	rev
\$2,495,000	3+1.5	TRADITIONAL		



CHARMING TRADITIONAL HOME

Absolutely charming remodeled traditional home nestled in the beautiful El Medio Bluffs area. Situated on a 6,178 sqft lot, this home showcases 1,237 sqft of living space with 3 bedrooms, 1.5 baths. This quaint home has a large living room accented by wood burning fireplaces, natural light wood floors that opens to the formal dining area off the newly updated kitchen with breakfast nook. The spacious backyard with a two-car garage is great for kids or entertaining.

MLS#18-394886	
Marco Rufo BHHS	310-488-6914
548Tahquitz.com	

544 LILLIAN WAY		Open	11-2	NEW
\$1,990,000	3+3	1sty-FRENCH		



BEAUTIFUL FRENCH COUNTRY STYLE HANCOCK PARK HOME

Walking distance to Larchmont Village, between the LA Tennis Club & the Wilshire Country Club sits a beautiful French Country Style Hancock Park home. As you walk up the brick steps & through the front door, you are drawn to the warm and inviting feel of this home w. high ceilings & hardwood floors. Custom French hardwood windows & French doors complete your country dream house in the heart of Los Angeles. Covered in natural light, this home opens up to the secluded backyard w. guesthouse.

Arvin Haddad PACIFIC UNION		310.909.6434
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16 Mid Los Angeles

Single Family

1648 S ORANGE DR		Open	12:30-2:30	bom
\$789,000	2+1	1sty-SPANISH		



FABULOUS MID-CITY NEIGHBORHOOD - STUNNING 1928 SPANISH!

Located on a beautiful wide street, this jewel of a home exhibits charming details throughout! Features incl. foyer w/ closet, fpl, sconces, barreled ceiling, bay window, built-in china cabinet, arched tub & commode alcoves, lg encl pat/ bonus rm. Front yd w/attractive drought-free landscaping. Enjoy the splendor of yesteryear in the enchanting fenced rear yard, patio area +finished gar. Great location: LAX, Metro Line, Frwys, Dntwn LA & more. Priced to sell, excellent buyer-investor opportunity!

MLS#18-373342	
Deborah Justice JUSTICE RAY REALTY	(310) 901-6062
Owner motivated! Great value for the \$!	

16 Mid Los Angeles

Income

2309 WEST VIEW ST		Open	11-2	NEW
\$549,000		SPANISH		



LOVELY SPANISH DUPLEX


Lovely Spanish duplex minutes from trendy Culver City. Property is part of a family trust. There is one -1 bedroom and 1-2 bedroom. Exciting neighborhood near new shops and restaurants. Great opportunity for renovation.Nice big lot and 2 car garage in back. Priced for immediate sale. One tenant will be moving.

MLS#18-407884	
Carole Gillie PACIFIC UNION INTL	310-621-2699
Stove Refrigerator	

18 Hancock Park-Wilshire

Single Family

161 N JUNE ST		Open	11-2	NEW
\$5,999,999	7+6.5	2sty-SPANISH		



FIRST TIME ON MARKET IN 60 YEARS

Spanish Treasure on Premiere Street. Incredible opportunity. Outstanding original details. The complete Spanish package- arches, tile, iron work, stenciled ceilings, carved wood doors and ceiling. Gorgeous tiled sunroom. Cozy and elegant den with fireplace. Immense living room. Entertain in style... pool/ spa / fireplace/ changing room. 3 car garage.

The Woodwards KW		323 697 5808
Large Apartment above Garage		

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

759 N JUNE ST		Open	11-2	NEW
\$1,549,000	2+2	1sty-SPANISH		



SOPHISTICATED & PRIVATE SPANISH BUNGALOW RETREAT

Corner lot, gated & hedged for ultimate privacy. Modernized with original charm, the property features coved ceilings, large windows, natural light, Brazilian hardwood floors & recessed lighting. Galley kitchen w/ breakfast bar & stainless steel appliances. Spacious master suite, updated bath w/ herringbone marble floors. Guest room has its own private bathroom. Bonus space perfect for a home office or nursery. Well maintained outdoor spaces for entertaining & dining outside. Gated driveway.

CHRIS JACOBS KW BH		310-904-3568
www.759June.com		

72 FREMONT PL		Open	11-2	rev
\$6,999,000	6+5	2sty-TUDOR		



AN ARCHITECTURAL MASTERPIECE

Exceptional elegance & extraordinary provenance abound in this truly special, architect designed beauty! Located within the gates of coveted Fremont Place, the dramatic entry offers warm woods, a remarkably stunning stained glass window & gleaming parquet floors. The grand scale living room boasts gleaming paneling, a decorative plaster ceiling, intricately carved wood mantle on the fireplace, handsome mitered hardwood floors & glistening leaded windows. Enormous basement.

MLS#18-403412	
Loveland Carr Properties COLDWELL BANKER HP	(323) 460-7606
72Fremont.com	

125 S PLYMOUTH BLVD		Open	11-2	rev
\$3,475,000	5+4	2sty-TRADITIONAL		




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 and 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/garden. Plenty of room for a pool.

MLS#18-400124	
Loveland Carr Properties COLDWELL BANKER HP	(323) 460-7606
www.125SPlymouth.com	

808 3RD AVE		Open	11-2	rev
\$1,789,000	4+3			



ELEGANT & MOVE-IN READY IN WILSHIRE PARK

This 1920s colonial style residence is a gem to behold in the heart of historic preservation district, Wilshire Park. Features include: beautifully updated kitchen & baths w/ Carrera marble & newer appliances, hardwood floors throughout, newer large windows providing ample natural light, 2nd story deck with views & a lush backyard perfect for entertaining. Located within a short distance from historic Larchmont Village as well as the Metro station.

MLS#18-404212	
Rick Ojeda PACIFIC UNION INTERN	310.902.7676
Just south of Wilshire Blvd.	

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



Beautiful tree lined street, ABSOLUTELY Gorgeous. It is located in Country Club area near Hancock Park. Stunning floor plan and hardwood floor through out. Gracious and vintage grand entry hall, living room with fireplace, fm dinning room, upgraded kitchen, beautiful backyard, charming breakfast room, service room and library, bedrooms are big, backyard with large wood deck for entertaining, central air, bring your designer or contractor for your sence. Seller motivated. Do not curb appeal.

MLS#18-397898
Paul Chung 213-216-9492
APPLE PROPERTIES & A

Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn

19 Beverly Center-Miracle Mile Single Family

444 N ORLANDO AVE	Open	11-2	NEW
\$4,200,000	5+6	3sty-MODERN	




SEE FULL PAGE AD

Newly constructed, modern estate flooded with natural light and encompassed in complete privacy just minutes from Melrose Avenue shops and restaurants. Double height, bridged entry and featuring a polished steel, floating staircase, open floor plan and showroom quality kitchen with Miele appliances, wine fridge, and porcelain slab details. Five bedrooms and five-and-a-half bathrooms complete the interiors with superb grounds that include an outdoor barbecue, pool, grassy yard, and rooftop deck.

MLS#18-407160
Parnes/Harris/Collins 424-400-5916
THE AGENCY/ HH

BBQ,Dshwshr,Frzr,Grbg Disp,Micro,Other

444 N ORLANDO AVE	Open	11-2	NEW
\$4,200,000	5+6	MODERN	



EXCEPTIONAL NEWLY CONSTRUCTED, MODERN ESTATE

Flooded with natural light & encompassed in complete privacy just minutes from Melrose Ave shops & restaurants. 4,000 Sqft home surrounded by views of the Hollywood Hills. Boasting a double height, bridged entry & featuring a polished steel, floating staircase, open floor plan & showroom quality kitchen with Miele appliances, wine fridge & porcelain slab details. Other features include plank gray engineered oak floors, Bardiglio marble fireplaces & custom Fleetwood sliding doors throughout.

MLS#18-407160
Christina Collins 310.343.3456
HILTON & HYLAND

Co-listed w/ David Parnes & James Harris

356 NORTH ALFRED STREET	Refresh.	11-2	rev
\$5,195,000	5+6	MODERN	



BRAND NEW MODERN MASTERPIECE

elegant modern, sleek and luxurious new construction at its finest in a highly desirable neighborhood of Beverly Grove. Beautiful landscaping, 5 bedrooms, 5.5 bathrooms home with an entertainer's backyard, gorgeous wine cooler room, six-seat movie theater, outdoor HD movie projector, LED lighting throughout, reclaimed wood, a stunning roof deck with impeccable views of Hollywood Hills. Nearby to trendy Sofitel and SLS hotels, restaurants, bars, The Grove and Sunset Strip. truly masterpiece !

MLS#SR18251078CN
Adi Perez 347.238.7622
THE AGENCY

Dryer,Wshr

428 N LA JOLLA AVE	Open	11-2	rev
\$4,748,800	5+5.5	2sty-CONTEMPORARY	



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!

MLS#18-400858
Omega Group-Todd Michaud 310.429.8191
KELLER WILLIAMS HH

www.OmegaGroup.LA

19 Beverly Center-Miracle Mile Lease

1100 CARMONA AVE	Open	11-1	NEW
\$3,950	3+2	2sty-SPANISH	



LOCATION! LOCATION! LOCATION! RENOVATED & IT'S FABULOUS!!

Gorgeous "Spanish" Duplex located on a beautiful, tranquil & scarcely commuted street in desirable "Miracle Mile" Neighborhood! Downstairs's Unit 1100 w/private entry, incl. architectural details: step-down LR, beam ceilings, Frch doors & windows, alcove book shelves, arches & original hardwood floors. In addition, updated windows, central H&A, one off-st parking space in shared 2-car garage. Enjoy 1928 vintage charm, updated amenities & ambiance of natural light to uplift your spirits everyday!

MLS#18-379268
Deborah Justice (310) 901-6062
JUSTICE RAY REALTY

New Washr&Dryer,Micro,Rng/Ovn,Fridg+ H&A

21 Silver Lake - Echo Park Single Family

1675 ANGELUS AVE	Open	11-2	red
\$1,595,000	1749000	4+5 SPANISH	



GATED SPANISH HACIENDA NEW PRICE!


Gated entry courtyard with koi pond, Dramatic living room with beam ceilings & fireplace. Library/Study, Formal dining room overlooks courtyard. Huge chefs kitchen, family room with wall of windows. Large master bedroom with sitting area. Private pool. Incredible large scale covered pavilion with drop down movie screen/projector. Imported tiles and doors. Elevator serves 3 levels. Massive lower level garage for 3 or more cars, workshop and hobby areas, storage rooms and more.

MLS#18-396328
Brett Lawyer 310.858.5402
HILTON & HYLAND

1675Angelus.com

21 Silver Lake - Echo Park Condo / Co-op

1611 DELTA ST #1	Lunch	11-2	NEW
\$799,000	2+3	CONTEMPORARY	



RARE ECHO PARK TOWNHOME

The privacy of a home, but with the ease + convenience of condo living. Former builder's model unit, this townhome has pre-wired speakers, upgraded floors, designer details, and no shared walls. The kitchen has Caesarstone counters, maple cabinets + GE Cafe s/s appliances. One bedroom is light-filled, with its own balcony + en suite bath The master suite has a Haiku ceiling fan, walk-in closet + dual sinks. Perfect to live in or rent out. Close to Echo Park shops, Sunset Blvd. + Echo Park Lake.

MLS#18-407712
Jovelle Schaffer 2137181110
SOTHEBY'S LOS FELIZ

Cing Fan,Dshwshr,Dryer,Hood Fan,Micro

28 Culver City Single Family

4161 MILDRED AVE	Open	11-2	rev
\$2,695,000	5+6	TRADITIONAL	



MODERN SOPHISTICATION...

Traditional located in the Culver West area with Culver City schools and services and in one of the hottest neighborhoods on the Westside. This elegant private home consists of 5 beds and 5.5 baths which fuses traditional living with modern sophistication. The inviting floor plan opens its door to an elegant formal living that flows into the gracious dining area. The gourmet kitchen showcases elegant custom cabinetry with breakfast area.

MLS#18-384252
Marco Rufo 310-488-6914
BHHS

Brand New Construction

TUESDAY

SUNDAY

TUESDAY OPEN HOUSES

28 Culver City Condo / Co-op


4900 OVERLAND AVE, UNIT 312

Open

11-2

\$599,000

2+2



PRIME CULVER CITY LOCATION IN RESORT LIKE CONDO COMPLEX

2 br + 2 ba with vaulted beam ceilings and well laid out floor plan. Tons of natural light w/lots of windows and skylights. Pool, spa, tennis courts, club house, etc.

Gary Limjap

COLDWELL BANKER RESI

310 430 0818

Refridgerator, Stove, Washer, Dryer

NEW

29 Westchester Single Family

8116 KENYON AVE

Open

11-2

\$1,080,000

3+1

TRADITIONAL



BEAUTIFUL KENTWOOD HOME!!

This beautiful traditional Kentwood is a timeless classic. The property has been impeccably maintained & is listed for the first time in 65 years. The interior offers a warm & bright ambiance that is infused w/ light from large windows & features HW floors, custom built-ins, & recessed lighting. The kitchen w/ updated appliances opens into a dining area & living room complete with a wood-burning fireplace. 2 of the 3 bedrooms overlook a spacious backyard that is perfect for entertaining.

MLS#18-397692

Matthew O'Keefe

PACIFIC UNION INTERN

310-622-7447

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

red

73 Studio City Condo / Co-op


11913 LAURELWOOD DR, UNIT 3

Open

11-2

\$699,000

2+2.5



REMODELED TOWNHOUSE IN CARPENTER SCHOOL DISTRICT

Beautifully remodeled townhouse in Carpenter School district. The unit features new hardwood floors throughout, an open floor plan on the main floor with a dining area, remodeled half bathroom, step down living room with an office nook and a recently remodeled kitchen with quartz countertops and stainless appliances. Upstairs there are 2 large bedrooms, each with sizable closets and newly remodeled en-suite bathrooms. The building features a rooftop deck with Valley and mountain views.

RSR Real Estate

COMPASS

310.308.4287

www.RSRrealestate.com

NEW

442 Arcadia Single Family

334 W MAGNA VISTA AVE

Open

11-2

\$1,189,000

3+2

RANCH



CONTEMPORARY RANCH HOME IN PRIME ARCADIA

Artistically remodeled 3BR/2BA one-level ranch home in Prime Arcadia! Huge 8,351 SF lot. Key features: Open concept layout, split floor plan, gas fireplace, lush landscaping, recessed lighting, laundry room, hardwood floors, tons of storage, and 2-car garage. Fully remodeled contemporary kitchen and baths. Highly-sought after Arcadia location: Next door to Holly Ave Elementary School and park, walk to Arcadia High, and minutes from Santa Anita Golf Course and Park, Westfield Mall and much more!

Chris Gray

KWBH

323-612-7086

NEW

999 Out of Area Land


0 AMBER RD. LUCERNE VALLEY

Open

11-2

\$24,790

Land



Imagine yourself living on acreage in a high desert valley between three beautiful mountains among little more than nature. This land offers that all within driving distance of services. This three acre lot has been in the family for years and they never had the chance to build. They hope someone else will make that dream come true. The land is offered AS IS and seller has no reports. Buyer to conduct their own due diligence.

MLS#18-403242

Susan K. Sanford

BHHS BEVERLY HILLS

323-646-2422

NEW

SUNDAY OPEN HOUSES

39 Playa Vista Condo / Co-op


5625 CRESCENT #136

Refresh.

2-5

\$1,149,000

2+3



PLAYA VISTA CONDO

This condo is one of the most desirable in the building due to location, floor plan and square footage. Luxurious master bath with walk-in closet. Upgrades including Nest AC/Heat, Nest smoke detectors, new LG dishwasher, new LG washer and dryer. Building has its own small pool and jacuzzi. One block from CenterPoint Club. Three blocks from Playa Vista Elementary. Easy walkability to all Playa Vista parks, restaurants and commercial areas.

MLS#18-402992

Lacey Bauer

NELSON SHELTON REAL

3107214364

Dshwshr

rev

72 Sherman Oaks Condo / Co-op

13331 MOORPARK ST #338


Refresh.

1-4

\$565,000

2+2

CONTEMPORARY



Rare 2-story top floor condo in sought after Sherman Oaks Village. The impressive high ceilings, newly installed stainless steel appliances, and modern flooring throughout the home invite comfort and exude modern elegance. Updated bathroom finishes. Large master bedroom featuring an extra adjacent room. Wonderful community amenities including; 2 pools, gym, sauna, and meeting room. Two tandem parking spaces in gated garage. Abundance of guest parking.

MLS#18-406212

Jessica Stocker

KELLER WILLIAMS BEVE

Dshwshr

NEW

Listing Search

Auto-Suggestions

SMS Text Sharing



When Banks Say "No" We Say "Yes!"

Why haven't you called us?

Over **\$2.2 billion** funded since 2012.

**No Tax Returns
required.
Rates start at
3.190% (4.398%
APR).**

**Stated Income
business purpose
loans to \$10
million.**

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Buddy Epstein has been a mortgage broker specializing in residential real estate financing for the past 18 years, and is also a member of the California Bar Association. He is client oriented and brings his legal expertise to all of his transactions. Buddy is a long time Westside/Beverly Hills resident and has developed relationships with the top Realtors, Business Managers, and CPAs. His knowledge and dedication result in closed deals for his clients.

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I wanted to take a moment to thank all of you for your continued business and for keeping Cohen Financial Group the Top Originator Nationwide. We would like to share with you the special recognition article from Steven Wyble, online content editor of Scotsman Guide Media. WE DID IT AGAIN!

Top Originator By Steven Wyble, online content editor, Scotsman Guide Media

Every day, Mark Cohen of Cohen Financial Group resets the clock. No matter how many loans he's closed that year, that month or that week, every morning he goes back to square one.

That mindset apparently works wonders. **For the sixth year in a row, Cohen has topped Scotsman Guide's Top Dollar Volume list. Cohen's 2017 mortgage-origination volume totaled \$579.6 million. He closed 541 loans — 67 percent of them purchases, and 33 percent refinances.**

Although Cohen says resetting the clock each day motivates him to close more loans, he also benefits from his wealth of experience. He's been originating mortgages for more than 30 years, after getting into the game in 1986. He also receives a ton of support from his staff, he says.

"I've got a good staff, and I know a lot of people," he says. "I know the business and have a large clientele and following. It's just pieces that fall into place most of the time. Not to say that there aren't things that pop up ... [but] if you lose a deal, you've just got to move forward."

Cohen acknowledges that recent changes to the tax code could present challenges in the near future, particularly in the expensive Beverly Hills area where he works. Congress' move to lower the cap on the mortgage interest deduction from \$1 million of debt to \$750,000 is worrying, but he doesn't see it having a terribly large impact. What's more troublesome is the \$10,000 cap on deducting state and local income and property taxes, he says.

"That is a big issue," he says, noting that the property taxes on a \$3 million house can come to tens of thousands of dollars per year. "It's a big thing. It hurts," he adds. Even so, it's difficult to gauge the actual impact of the tax changes this soon after their passage, Cohen says.

"You have strong demand, a low inventory and a strong economy," he adds. "You can't really tell right now [what the impact is] until the tide has turned and the economy slows down, and people say, 'I can't buy a house because of the property taxes.' Because everyone's making more money now ... so it's all good until it's not good."

Cohen says it seems inevitable that mortgage rates will continue to rise, but he doesn't think a quarter- to a half-point rise will break the market. "But it is making it more difficult to qualify for people, especially with these rigid ratios," he says. "That's going to be an issue." But the bottom line is that there's room in the market for anyone who's willing to adapt to the constant changes, Cohen says.

"It's challenging," he says, "but people who want to find out what their niche is and (have the) determination to do the right things in business, [they] can still compete in this very competitive market."



For the ninth year in a row, we compiled the industry's most comprehensive list of the nation's top mortgage originators. The rankings include not only the originators who are closing the most dollar volume and the most loans, but also the leaders in niche areas, like Federal Housing Administration, U.S. Department of Veterans Affairs and U.S. Department of Agriculture loans as well as home equity lines of credit. **View Scotsman Guide's Top Originators 2017 at ScotsmanGuide.com/Top2017**

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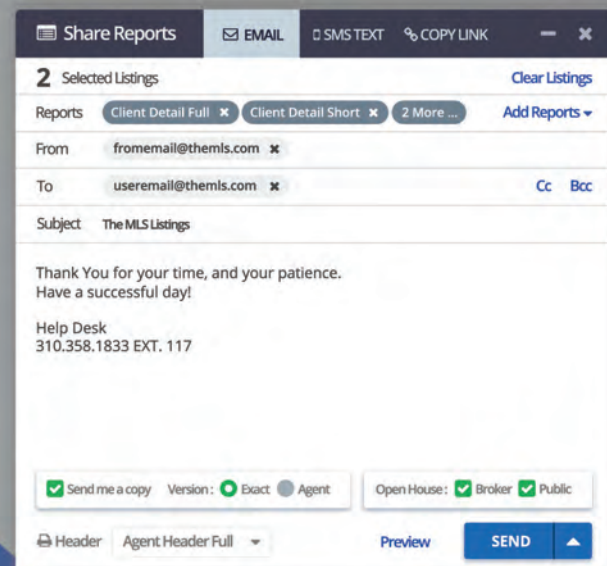
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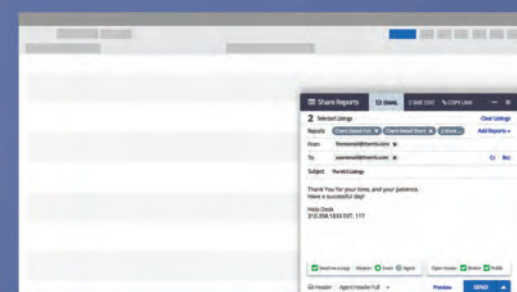
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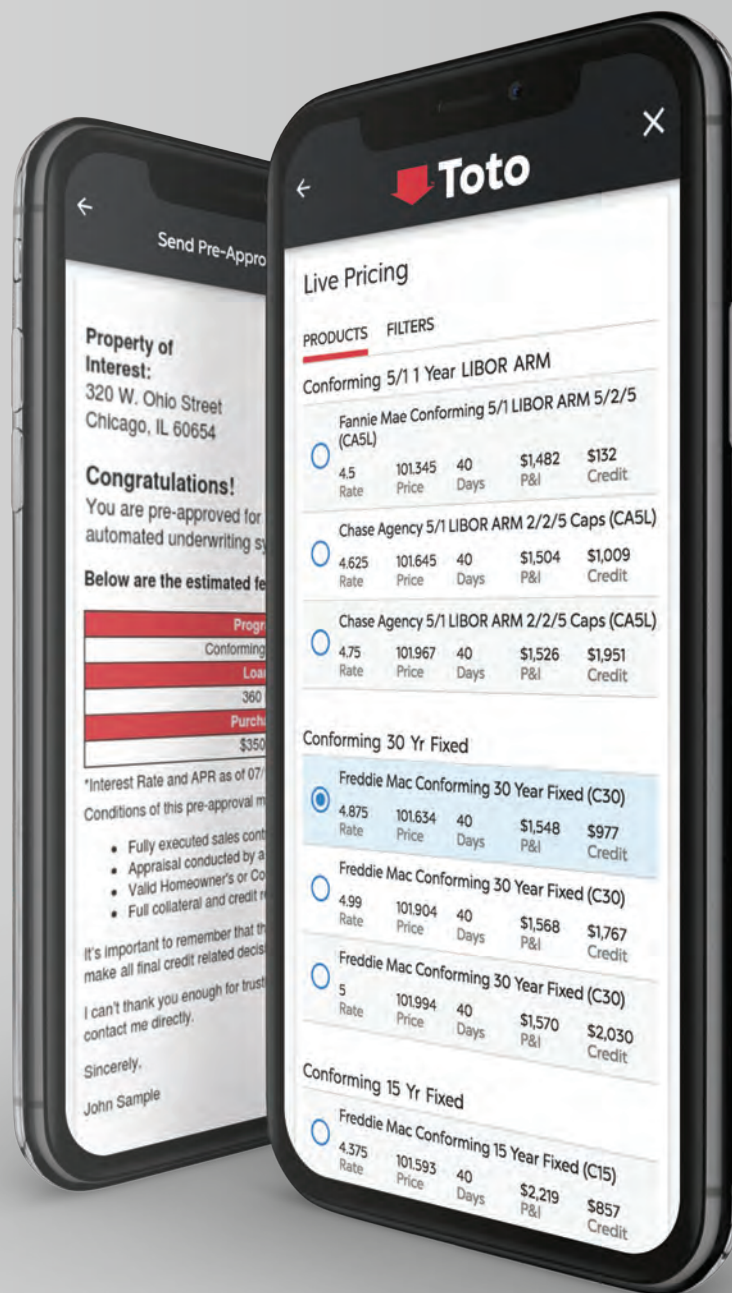
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The MLS™, the Beverly Hills Greater Los Angeles Association of Realtors®, Malibu Association of Realtors®, and Southwest Association of Realtors® send heartfelt thoughts to all of those affected by the ongoing devastating Hills and Woolsey fires.

As Californians, we are strong and resilient, and together we will recover.

Here are some important resources available to you, your family, and your employees:

California Office of Emergency Services: <http://www.caloes.ca.gov/>

Cal Fire information hotline: 530-538-7826

Disaster Relief Helpline: [SAMHSA](http://www.samhsa.gov)

If you are reading this, you probably want to help. Here's how you can:

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C.A.R. Disaster Relief Fund - established in the wake of the devastating 2003 California wildfires, the C.A.R. Disaster Relief Fund provides grants ranging from \$1,000 to \$10,000 to help members of the REALTOR® family - REALTORS®, their staff, and association members and their staff - who incur losses due to wildfires. If you have been affected by the wildfires and need assistance, you may apply for a grant from the C.A.R. Disaster Fund. Fill out this [completed form](#) and send to Sharlenab@car.org. Should you have questions regarding the C.A.R. Disaster Relief Fund please call (213) 739-8297.

If you would like to make a tax-deductible donation to the C.A.R. Disaster Relief Fund, please make checks payable to the California Community Foundation and write "C.A.R. Disaster Relief Fund" on the "memo" line. Send checks to the California Community Foundation, 221 S. Figueroa St. Suite 400, Los Angeles, CA 90012. You can also [make an online donation](#).

For additional information about the C.A.R. Disaster Relief Fund, as well as a list of resources, please visit <http://subscribe.car.org/e/85202/difference-realtorscare-/5q69vd/569442617>

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Please see the website for additional information and local resources

<http://www.maliburealtorscharitablefund.org/home.php>

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City of Malibu Woolsey Fire updates <http://malibucity.org/woolsey>

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