


## 01 Beverly Hills

Single Family

<b>460 TROUSDALE PL</b>	Open	11-2	<b>NEW</b>
<b>\$19,500,000</b>	0+0	MODERN	



**THE PERFECT CANVAS FOR YOUR MASTERPIECE**

Now available: A trophy view lot on the most exclusive street in the ultra-coveted Trousdale Estates, the illustrious Trousdale Place. Now is your opportunity to solidify your place with the greats of our time. You will not find a better location, this is the true center of our universe: a stone's throw from the heart of Beverly Hills, mere minutes from the greatest shopping and entertainment the world has to offer.

**MLS#18-409440**  
 Branden & Rayni Williams 310.691.5935  
 HILTON & HYLAND

Williams & Williams Estates Group

<b>1107 N HILLCREST RD</b>	Open	11-2	<b>NEW</b>
<b>\$17,995,000</b>	4+5	MODERN	




**RESTORED MASTERPIECE CLASS & LUXURY**

Honoring its heritage of style is a love song to Trousdale's original form. A blend of mid-century modern style & contemporary function, a work of art where futuristic systems control your every need. Enter through private gates & transport to a mid-century dream world, set upon an expansive ¾-acre lot w/jaw-dropping views of LA & the Ocean. A quintessential mid-century roofline adorns a living space crafted around the finest California indoor-outdoor floor plan.

**MLS#18-410936**  
 Branden & Rayni Williams 310.691.5935  
 HILTON & HYLAND

Williams & Williams Estates Group

<b>1710 TROPICAL AVE</b>	Open	11-2	<b>NEW</b>
<b>\$8,995,000</b>	5+7	TRADITIONAL	



**"THE TROPICS"**

Originally built in 1932 and set behind beautiful gates, this transitional gem has white oak floors, rift white oak cabinets, and slabs of book-matched marble. Living room opens to a private courtyard. Library, sunken family room and gourmet kitchen all open to the rear grounds and infinity edge pool with cabana. Master suite has a big walk-in closet and lavish bathroom. 4 additional en-suite bedrooms. Lower level has an art deco bar & screening room.

**MLS#18-406220**  
 David Kramer Drew Fenton 310.691.2400  
 HILTON & HYLAND

1710Tropical.com

<b>125 N STANLEY DR</b>	Open	11-2	<b>NEW</b>
<b>\$4,299,000</b>	5+7	CONTEMPORARY	




**BRAND NEW CONTEMPORARY DREAM HOME IS BEVERLY HILLS**

Design features of this 5bed/7ba smart home include: state-of-the-art technology, 11' ceilings, custom porcelain counters & top-of-the-line appliances. Home theater, game & billiards area, gym & chic wine bar. Sparkling pool, mini golf space, & outdoor dining area in the backyard. Upstairs features grand master suite w/ a luxurious master bath & dual oversized walk-in closets. Additional en-suite bedrooms complete the top level, w/ added living area, perfect for lounging & relaxing.

**MLS#18-406360**  
 Rochelle Maize 818-995-3678  
 NOURMAND & ASSOCIATE

www.rochellemmaize.com

<b>1240 LOMA VISTA DR</b>	Open	11-2	<b>rev</b>
<b>\$12,995,000</b>	6+7.5	CONTEMPORARY	




**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.

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

WWW.TROUSDALEMODERNOASIS.COM

<b>1281 LOMA VISTA DR</b>	Open	11-2	<b>rev</b>
<b>\$9,595,000</b>	4+5	CONTEMPORARY	



**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.

**MLS#18-406990**  
 Monty Beisel Dustin C. 310.994.4430  
 HILTON & HYLAND

HiltonHyland.com

<b>612 TRENTON DR</b>	Open	11-2	<b>rev</b>
<b>\$7,475,000</b>	5+7	TRADITIONAL	



**BEST VALUE IN THE FLATS-ON ALMOST A 17,000 SQ FT FLAT LOT!**

Elegant traditional-style home blends character w/ contemporary lifestyle commanding deserving place in Beverly Hills Flats. 5bed/7ba 5,500+ sqft of living space. Main floor showcases formal living & dining room, kitchen w/ adjoining breakfast area, study w/ fireplace, & family room overlooking backyard. Private master suite w/ full bath, vanity & adjacent to 2nd room that can be converted to a closet, lounge, or office. 3 additional bed complete upper level. Pool, cabana, gym, & massage room.

**MLS#18-374578**  
 Rochelle Maize 310.968.8828  
 NOURMAND & ASSOC.

www.rochellemmaize.com

<b>333 N REXFORD DR</b>	Open	11-2	632G1	<b>rev</b>
<b>\$2,899,000</b>	3+2	1sty-CALIFORNIA BUNGALOW		



**PRIME LOCATION A BLOCK FROM THE BEVERLY HILLS BUSINESS AREA**

Remodeled to your taste or tear down & build on this large 7,534 square foot lot. Priced below comps! 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. A must see!

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

www.333NorthRexfordDr.com

## 01 Beverly Hills

Condo / Co-op

<b>9321 BURTON WAY #B</b>	Open	11-2	<b>rev</b>
<b>\$1,565,000</b>	3+3		

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! Fabulous outdoor patio.

<b>MLS#18-384202</b>	<b>Blt-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan</b>
<b>Ronnie Kassoria</b>	<b>3106662334 NELSON SHELTON REAL</b>

## 01 Beverly Hills

Lease

<b>341 S CLARK DR</b>	Open	12-2	<b>rev</b>
<b>\$6,995</b>	3+3	SPANISH	



**341 S CLARK DR**

Charming Spanish 3 bed 3 bath in Beverly Hills open floor plan with living room updated kitchen master up with Walk in closets 2 bedrooms down Aprx 2500 sf lovely yard with pool and 2 car garage that drives through to alley.


**MLS#18-405758**  
 Valerie Fitzgerald 310-285-7515  
 COLDWELL BANKER RESI

Dshwshr,Fridg

## 02 Beverly Hills Post Office

Single Family

<b>9901 KIP DR</b>	Open	11-2	<b>NEW</b>
<b>\$7,995,000</b>	5+7	MEDITERRANEAN	



**PRIVATE MEDITERRANEAN VILLA**

Tucked away at the end of a cul-de-sac, this private Mediterranean villa just minutes from Rodeo Drive stretches across expansive lush grounds & emanates classical style w/contemporary flair. Enter a stunning 2-story formal entry w/grand sweeping staircase & timeless Chihuly blown glass chandelier hanging gracefully above. Features 5 bed, 7 bath, office, media room, 2 bars & entertainment loft.

**MLS#18-410714**  
**Branden & Rayni Williams** 310.691.5935  
**HILTON & HYLAND**

Williams & Williams Estates Group

<b>1411 LAUREL WAY</b>	Open	11-2	<b>NEW</b>
<b>\$5,499,000</b>	4+4	CONTEMPORARY	




**VIEWS, VIEWS, VIEWS**

Incredible opportunity to renovate or develop your dream home in prime Beverly Hills location. With massive curb appeal, this sun-drenched open floor plan includes four bedrooms, four bathrooms, floor-to-ceiling windows throughout and a stunning courtyard at the heart of the home. The beautifully landscaped grounds include a swimming pool, outdoor terrace, and jetliner views.

**MLS#18-410942**  
**David Kramer** 3106912400  
**HILTON & HYLAND**

www.davidkramer.group

<b>3100 BENEDICT CANYON DR</b>	Open	11-2	<b>rev</b>
<b>\$15,988,000</b>	6+11	VILLA	



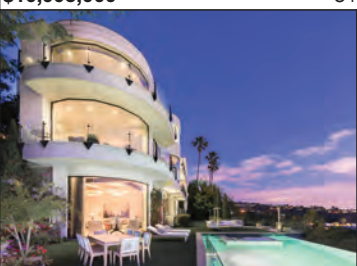
**HUGE REDUCTION MAJESTIC VILLA WITH VIEWS**

Gated Italian villa commands expansive views. Main level has dual great rooms, formal dining room, salon, office, maid's, guest suite, huge chef's kitchen. Staircase and elevator access all levels. Four en-suite bedrooms open onto balcony; vast master suite has a private terrace. Billiards room with wet bar, screening room, wine cellar. Infinity pool and spa. Offered fully furnished, this is a superb estate of impeccable quality.

**MLS#18-372648**  
**J. Rey & S. Apelian** 323.804.3400  
**COLDWELL BANKER**

www.3100benedict.com

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



**9374 BEVERLY CREST DR**

Newly designed and decorated, this is an absolutely stunning contemporary with massive city and ocean views from every room in the house. Gated and private from the street the glass entry opens into a spacious entry with commanding 180-degree views. The master suite is on this level- it is large with a sitting area, fireplace, and terrace.

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

Blt-Ins,Dshwshr,Elvtr,Hood Fan

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



**CELEBRITY WORTHY VIEW HOME**

Celebrity worthy unobstructed views & refreshing ocean breezes in BHPO. Renovated designer home with tasteful touches, high ceilings, oak flooring, two fireplaces, kitchen with Miele appliances, Silverwave marble, Blizzard white Quartz, walnut cabinets, Sonos sound & cameras controlled from your phone. 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 & set up with speakers/sound for entertaining.

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

Dshwshr,Frzr,Grbg Disp,Hood Fan,Micro

## 02 Beverly Hills Post Office

Land

<b>1360 SUMMITRIDGE PL</b>	Open	11-2	<b>rev</b>
<b>\$19,950,000</b>	Land		



**INCREDIBLE OPPORTUNITY**

To rehab current structure or build new on this rare nearly 3 acre promontory lot. Sited at the end of a cul-de-sac with panoramic city to ocean views. Extremely private, this property offers the chance to build a one of a kind estate on coveted Summitridge place. Conceptual plans by internationally acclaimed architecture firm SAOTA based on site massing study

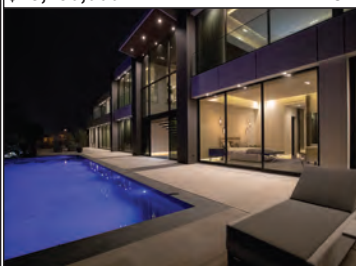
**MLS#18-382102**  
**Tyrone McKillen** 949.212.8721  
**HILTON & HYLAND**

TyroneMcKillen.com

## 03 Sunset Strip - Hollywood Hills West

Single Family

<b>7863 8079 MULHOLLAND DR</b>	Lunch	11-2	<b>NEW</b>
<b>\$13,490,000</b>	5+10	MODERN	




**STATE OF THE ART SMART HOME WITH JETLINER VIEWS**

True luxury living with world class views. This magnificent modern was completed in 2018 and features an indoor-outdoor floor-plan providing a spectacular backdrop to panoramic views of the city below. This luxurious home encompasses over 10,000 square feet of living space on an Apx. 1.7 acre lot, on the coveted Mulholland Drive, completely private and gated.

**MLS#18-406830**  
**Golnaz Rassek** 310-999-3634  
**KELLER WILLIAMS BEVE**

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

<b>7974 WOODROW WILSON DR</b>	Lunch	11-2	<b>NEW</b>
<b>\$6,500,000</b>	4+5.5	ARCHITECTURAL	



**ULTRA PRIVATE COMPOUND ON WOODROW WILSON'S CELEBRITY ROW**

Expect the unexpected at this stunning work of art. Simo Design has created an authentic, organic experience. Set on Woodrow Wilson's "celebrity row," this ultra-private compound epitomizes design-forward living. The great room consists of a stunning kitchen, grand dining & living spaces w/retractable glass walls. Oversized master suite is beyond description. Across a bridge over the pool is a lower lounge deck, private grassy yard, & guest house. 18,000+ sf lot has parking for up to 9 vehicles.

**MLS#18-411022**  
**Bryant \ Reichling** 323-854-1780  
**COMPASS**

www.7974WoodrowWilson.com

<b>1375 N WETHERLY DR</b>	Open	11-2	<b>NEW</b>
<b>\$4,995,000</b>	4+5	MID-CENTURY	



**MIDCENTURY ESTATE / DEVELOPMENT OPPORTUNITY**

On the market for the first time in more than 30 years, this private midcentury estate is situated on over an acre of land with impressive city views, all set behind a long private driveway at the end of a quiet cul-de-sac. With more than 3,000 sq. ft., 4 beds and 5 beds, this house can be enjoyed just as it is, although the land is worth at least as much as the house as developers could construct a new 12,000+ sq. ft. residence (via Underbuilt).


**MLS#18-410528**  
**Jason Oppenheim**  
**THE OPPENHEIM GROUP**

www.ogroup.com

TUESDAY

<b>2605 LAUREL PASS AVE</b>	Refresh.	11-2	<b>NEW</b>
<b>\$2,995,000</b>	3+2	1sty-MID-CENTURY	
			
<b>MID-CENTURY MODERN IN LAUREL CANYON</b> Remodeled and reimagined by HGTV designer and author Jamie Durie, this stunning 3BR/2BA features an ideal layout with floor-to-ceiling glass, pool and an incredible detached studio space. Vintage details can be found throughout along with high-end luxury upgrades giving this home a special feeling inside and out. Amazing indoor/outdoor flow with easy access to the lush backyard. The pool area is a tropical paradise with outdoor dining area, shower and multiple deck spaces on this large flat lot.			
<b>MLS#18-411666</b> J. Freeling / R. Kallick 310-948-5553 <b>SOTHEBY'S LOS FELIZ</b>			
Private and Gated!			

<b>2104 RIDGEMONT DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,395,000</b>	4+2	2sty-MID-CENTURY	
			
<b>PRIVATE MID-CENTURY SANCTUARY ON A QUIET CUL DE SAC</b> The interior of this home has an open layout w/walls of glass windows and doors that look out onto peaceful canyon and forest views. The living room & den have high cathedral wood ceilings. Wood decks under the canopy of trees bring the serenity of nature to this home. Possibly two master suites one of which is expansive and one with it's own private patio. 5 Large Skylights bring in an abundance of natural light. Located on one of the best streets in Laurel Canyon. Wonderland School District.			
<b>MLS#18-411534</b> Kirk Frieden 310-849-8822 <b>COLDWELL BANKER</b>			
Dshwshr,Dryer,Grbg Disp,Micro,Rng/Ovn			

<b>2021 DAVIES WAY</b>	Open	11-2	<b>NEW</b>
<b>\$2,895,000</b>	4+3.5	CONTEMPORARY	
			
<b>FLAWLESS CONTEMPORARY WITH JETLINER VIEWS</b> This recently renovated and designer-done contemporary residence has explosive jetliner views from nearly every vantage point, and makes for the perfect lock-and-go solution. Flooded with light, the heartbeat of this home is the main level, featuring a grand scale living room, generously sized master suite and gourmet kitchen. Other amenities include three guest bedrooms and two large decks with Fleetwood doors. Soaring volume creates the perfect canvas to hang art. All in Wonderland School.			
<b>Ben Belack &amp; Paul Blair</b> 310.497.6789 <b>THE AGENCY</b>			
Unobstructed Views   Recently Renovated			


<b>9150 ORIOLE WAY</b>	Open	11-2	<b>rev</b>
<b>\$26,000,000</b>	4+6	ARCHITECTURAL	
			
<b>MAXIMUM IMPACT</b> Large, Paul McClean designed estate on the Bird Streets front row. Consisting of only 15 properties, the front row is a prestigious Bird Streets location and offers unobstructed jetliner views. Cinematic, bold, and confident, the vistas wrap from Downtown Los Angeles to the Pacific Ocean.			
<b>MLS#18-383488</b> Drew Fenton 310.858.5474 <b>HILTON &amp; HYLAND</b>			
Co-listed w/ David Findley			


<b>8540 HILLSIDE AVE</b>	Open	11-2	<b>NEW</b>
<b>\$2,349,000</b>	4+5	CONTEMPORARY	
			
<b>CONTEMPORARY WITH CITY VIEWS</b> The gracious open floor plan basks in natural light, with ample indoor/outdoor living from decks on every level. Featuring 2 owner's suites, a guest bedroom, and an additional separate guest quarters off the spacious entertaining deck replete with spa, fire-pit and lounge area, and a chef's kitchen appointed with Wolf appliances and a Sub-Zero refrigerator. Wired for sound with speakers throughout, the home is loaded with high-end technology for security, lighting, and temperature control.			
<b>MLS#18-407292</b> Jason Oppenheim <b>THE OPPENHEIM GROUP</b>			
www.ogroup.com			

<b>1479 BLUE JAY WAY</b>	Open	11-2	<b>rev</b>
<b>\$12,500,000</b>	5+8	CONTEMPORARY	
			
<b>INCREDIBLE OPPORTUNITY</b> 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 reimagined 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.			
<b>MLS#18-365698</b> J.Babajian/K.Olson 310-623-8800 <b>RODEO REALTY - BH</b>			

<b>2521 ASTRAL DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,995,000</b>	3+2	1sty-MID-CENTURY	
			
<b>GATED MID-CENTURY MODERN WITH POOL AND VIEWS</b> This updated mid-century post-and-beam is a gated, secluded enclave in the heart of Nichols Canyon. Floor-to-ceiling windows and sliding doors in the LR and all 3 BRs offer impressive canyon views. Classic mid-century features blend seamlessly with recent updates. A grassy lawn and large deck surround the pool, creating a perfect backyard to entertain. Great location, convenient to Hollywood, Sunset Strip, Laurel Canyon, Studio City and more!			
<b>Juliette Hohnen</b> 323.422.7147 <b>DOUGLAS ELLIMAN</b>			
2521Astral.com			

<b>1730 RISING GLEN RD</b>	Open	11-2	<b>rev</b>
<b>\$9,980,000</b>	5+6.5	1sty-MODERN	
			
<b>CELEBRITY WORTHY HOME</b> Unrivaled new construction single level home with 14 ft. high ceilings and 6,137 sq. ft. of open floor living space. This special home features 5 en-suite bedrooms and 6.5 baths, great room, dining area with Limestone wall, game room, screening room, family room, 4 fireplaces, Crestron Automation, office/study, saltwater pool & spa, custom backyard for entertaining. Gourmet kitchen features Gaggenau & Miele appliances & island large enough to seat 7. Gated, secure & private, a must see home.			
<b>MLS#18-402360</b> Paul Wylie 323-515-9585 <b>LAMERICA REAL ESTATE</b>			
BBQ,Blt-Ins,Cling Fan,Dshwshr,Dryer,Other			

<b>8501 BRIER DR</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,450,000</b>	3+4	2sty-TRADITIONAL	
			
<b>BEST VALUE IN LAUREL CANYON</b> Gated property offers privacy & tranquil cyn vws. Main house has 2 ensuite bed plus adjacent room w/ full bath could be used as an office/nursery bonus large loft. Spacious liv room w/frpl opens to a wet bar, ideal for entertaining.The open plan kitchen, dining room & 2nd ensuite bedroom flow to the lower yard, perfect for alfresco dining. Detached large guest w/kitchenette & bath. Full size 2 car garage plus 4 car parking. Located in Blue Ribbon Wonderland school district.			
<b>MLS#18-399682</b> Blanche A D'Souza 3109900087 <b>KELLER WILLIAMS RLTY</b>			
Blt-Ins,Dshwshr,Hood Fan,Rng/Ovn			

<b>9145 ST IVES DR</b>	Lunch	11-2	<b>rev</b>
<b>\$7,995,000</b>	6+7	CONTEMPORARY	
			
<b>ENJOY THE HOLLYWOOD HILLS LIFESTYLE AT ITS FINEST</b> 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.			
<b>MLS#18-390928</b> Vangelis Korasidis 310-247-1500 <b>COLDWELL BANKER BH</b>			
Architectural Estate w/Panoramic Views!			

9279 SIERRA MAR DR

Open11-2

\$6,495,000

3+3TRADITIONAL

rev



DESIGNER TRADITIONAL WITH VIEWS FROM DTLA TO THE OCEAN

Stunning designer Traditional with exquisite fixtures & finishes throughout opens to expansive downtown to ocean views. Sited off of famed Doheny Dr on a quiet street, this beautiful home is situated behind gates with a spacious motor court. A perfect entertainer's home that seamlessly creates the quintessential LA lifestyle of indoor/outdoor living with patio, private pool, spa, in ground fire pit and separate guest quarters. Enjoy magical sunsets in this perfect oasis in the hills!

MLS#18-398392

Helbling / Kirman  
COMPASS

310-849-2485

2780 OUTPOST DR

Open11-2

\$3,395,000

3+3MID-CENTURY

rev



ONE OF A KIND AND READY TO SELL!

FIRST TIME ON THE MARKET!! An UNBELIEVABLE 3/4 ACRE PROPERTY. A private promontory with stately grounds. Motor court for several cars. Long set-back from the street providing zero traffic noise and total privacy. SPECTACULAR HEAD-ON CITY VIEWS.The home features a large step-down living room with wood beamed ceilings and WALLS OF GLASS FOR THOSE STAGGERING VIEWS. There is a HUGE POOL IN A VIRTUAL PARK-LIKE SETTING. The potential is tremendous for development or restoration and remodeling.

MLS#18-400784

Neal Baddin  
COLDWELL BANKER RESI

323-793-7405

Blt-Ins,Frzr,Rng/Ovn,Fridg

7712 CHANDELLE PL

Open11-2

\$2,899,000

4+3MID-CENTURY

rev



RARE Mid-century home in "The Colony" of Upper Nichols Canyon awaits your peaceful oasis. Renovated with open floor plan & walls of glass overlooking sparkling pool. Spacious kitchen is ideal for entertaining. Skylights flood first & second floors with light. Home includes 4 BD & 2.5 BA. The master suite offers seating, open glass shower & soaking tub overlooking the hillside. Tucked away on Chandellette Place a quiet cul-de-sac you'll feel you've escaped to another world.

MLS#18-379318

Lisa Young  
COMPASS

3104996747

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

03Sunset Strip - Hollywood Hills West

Condo / Co-op


7250 FRANKLIN AVE #1105

Open11-2

\$650,000

1+1.5

NEW



1 BED | 1.5 BATH | 1,090 SQ FT SPECTACULAR VIEWS

2 Car Parking | In-Unit Laundry | Incredible Views of Hollywood Hills | Modern Updates | Hardwood Floors | Recessed Lighting | Oversized Master Bedroom | Sliding Glass Doors | Natural Light | Rain Shower in Master Bath | Valet Parking | Resort Size Pool/Spa | Gym | Rooftop Sundek

MLS#18-409848

IAN RHODES  
KW RHODES LEAD HOME

323.821.4069

FranklinTowers1105.com

03Sunset Strip - Hollywood Hills West

Land


2251 SUNSET PLAZA DR

Open11-2

\$5,895,000

Land

NEW



47,000SQFT LOT IN COVETED SUNSET STRIP W/AWE-INSPIRING VIEWS

Incredible development opportunity w/views of Century City, Wilshire Corridor and the Pacific Ocean. Includes RTI plans and permits for an exquisite 15,000 sqft modern masterpiece which is the epitome of indoor/outdoor living with disappearing walls of glass, infinity pool, zero edge pool, various levels for dining/lounging al fresco and more. With a recently built easement from Blue Jay Way, enjoy private and seamless access to this striking estate. APN's 5561-026-025 & 5561-026-018.

MLS#18-411616

SFJones/KPerkins  
COMPASS

310.579.2200

2251Sunset.com

03Sunset Strip - Hollywood Hills West

Lease

8825 HOLLYWOOD BLVD

Open11-2

\$24,900

3+3CONTEMPORARY

NEW



YOUR PRIVATE DREAM HOUSE WITH OCEAN VIEWS AWAITS!

Set minutes above the Sunset Strip, this contemporary residence sits on a raised promontory providing spectacular jetliner views from Century City to the Pacific Ocean. Gated for privacy, with parking for multiple cars, this tasteful 3 bed/3 bath house features a spacious open floor plan with floor to ceiling glass, allowing natural light to pour into the entire house and showcase the views.

MLS#18-410222

Stuart Vetterick  
HILTON & HYLAND

310.702.9808

HiltonHyland.com


1368 DOHENY PL

Open11-2

\$15,995

4+5CONTEMP MED

NEW



REMODELED CONTEMPORARY VILLA FOR LEASE

Remodeled Contemporary Villa for lease on prime lower Doheny. Nestled on a quiet tree-lined street, moments from the Sunset Strip, this expansive property has been recently remodeled w/the finest attention to detail. Providing the utmost in privacy & situated above the street, an open floor plan & abundance of natural light awaits behind the wrought-iron gates. Large rooms & high ceilings create an ideal environment for entertaining. Large gourmet kitchen. Beautiful terrace & gardens w/pool.

MLS#18-411018

Jade Mills/Tiffany Mills  
COLDWELL BANKER

310-285-7508

Cbl,Dshwshr,Dryer,Frzr,Grbg Disp

04Bel Air - Holmby Hills

Single Family


1920 RIAL LN

Open11-2

\$13,995,000

6+8

NEW



THE GRAND BEL-AIR RETREAT OF LAKE COMO

Hugging the shores of Stone Canyon Reservoir, this 5 bed, 8 bath modern architectural was designed to bring the outside in while masterfully interacting with its native surroundings. Enter beyond the gates where a floating cantilevered-lit second floor illuminates both the home and dramatic hillside perch enveloped by trees and views of the lake below. A floating staircase and skylight greets you with panoramic views at every turn.

MLS#18-411018

Jamie Nugent S. Levine  
HILTON & HYLAND

310.804.6039

HiltonHyland.com

<b>11404 BELLARIO RD</b>	Open	11-2	<b>NEW</b>
<b>\$9,995,000</b>	5+7	MEDITERRANEAN	




**SPECTACULAR VILLA IN PRIME BEL AIR**

Set behind gates and surrounded by lush hedges and ivy-covered porticos, this spectacular Bel Air villa showcases exquisite, hand-sculpted finishes, ethereal grounds, and jetliner views of Downtown and the ocean in one of L.A.'s most prestigious neighborhoods. The former estate of Peggy Lee, the home was stunningly reimagined and masterfully designed for entertaining, replete with grand-scale living spaces, ethereal grounds, and a magnificent upper terrace with breathtaking panoramic vistas.

**MLS#18-410430**  
Grauman/Rose/Fenton 4242382484  
THEAGENCY/HILTON&HY

Blt-Ins,Dshwshr,Elvtr,Frzr,Rng/Ovn

<b>10750 CHALON RD</b>	Lunch	11-2	<b>NEW</b>
<b>\$7,995,000</b>	5+5.5	CONTEMPORARY	



**ZEN ESTATE WITH WALLS OF GLASS FOR INDOOR/OUTDOOR LIVING**

CATERED & VALET.Situated in prestigious Bel Air, awaits this tranquil estate.Entertain in the spacious indoor/outdoor living & dining elegantly detailed with 2 fireplaces.Gourmet chef's kitchen boasts ss appliances,wine fridge,eat-in island,6-burner w/pasta arm & open hearth.Master suite w/ Fleetwood pocket doors to lower deck.Lux guest rooms w/ ensuite baths.5-star hotel garden w/floating pool & areas for dining.Moments from Bel Air Hotel & Beverly Hills,this masterpiece is one to behold!

**Sally Forster Jones** 310.579.2200  
**COMPASS**

10750chalon.com

<b>2259 LINDA FLORA DR</b>	Open	11-2	<b>NEW</b>
<b>\$3,250,000</b>	5+3	TRADITIONAL	



**BEL AIR HOME WITH AMAZING PANORAMIC VIEWS**

Perfectly positioned Bel Air home that features amazing panoramic sunrise to sunset views. Enter the home with a private courtyard entry and an open flowing floorplan to a large living room with a fireplace and bar leading out to pool, yard, and fantastic outdoor living space perfect for entertaining. The patio is shaded by a beautiful trellis where guests can relax and enjoy the wide canyon views. Centrally located with an easy drive to either side of the hill and great freeway access.

**David and Anna Solomon** 310.279.7759  
**THE AGENCY**

www.2259LindaFloraDr.com

<b>11284 CHALON RD</b>	Open	11-2	<b>rev</b>
<b>\$2,595,000</b>	5+5	CONTEMPORARY	



**COME ENJOY THE VIEW!**

Situated in prime lower Bel Air through the West gate North of Sunset, this fantastic 5 bedroom/4.5 bath 3,542 sq ft (approx.) view property home has been remodeled as of March 2015.

**MLS#18-389374**  
**Gwen Fritzinger** 310-622-7421  
**COMPASS**

<b>11240 CHALON RD</b>	Open	11-2	<b>rev</b>
<b>\$1,995,000</b>	4+4	RANCH	



**MOTIVATED SELLER!**


Rare opportunity in prime location in lower Bel Air! Priced at land value, this mid-century heavy fixer or tear down is on the market for the first time since 1958. Prime develop opportunity, ideally located on over 1/2 acre, and next door to a property that recently sold for \$7,000,000. Incredible canyon, treetop, and ocean vus. Excllnt fl plan-4 bedrooms, hi ceilings, and lg bonus rm - lends it self to expansion, reconfiguration, or starting anew. Note: 2013 appraisal shows over 3900 sq ft!

**MLS#18-387148**  
**Laurie Kradin**  
**DOUGLAS ELLIMAN OF C**

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

<b>05 Westwood - Century City</b>	Single Family	
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<b>854 BIRCHWOOD DR</b>	Open	11-2	<b>NEW</b>
<b>\$4,995,000</b>	6+6	2sty-TRADITIONAL	




**AMAZING POTENTIAL IN LITTLE HOLMBY**

Superb Traditional home on the market for the first time in over 50 years! Grand traditional center hall floor plan. 6 bedrooms and 6 bathrooms on a fabulous 22,679 square foot lot with views of the LA Country Club. Located on the most prestigious block in Little Holmby. This home has the potential to be one of the great reimagined homes of Little Holmby.

**Josh Flagg** 310.720.3524  
**RODEO REALTY - BH**

Range, Refrigerator, Fireplace

<b>1035 WESTHOLME AVE</b>	Open	11-2	<b>NEW</b>
<b>\$3,945,000</b>	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 up w/ his & her walk-in closets, 2 BRs on main level, 2 addtl BRs down & cedar wine cellar. Direct entry 2 car garage.

**MLS#18-409602**  
**ST. JAMES + CANTER** 310.291.1029  
**BERKSHIRE HATHAWAY**

WWW.STJAMESCANTER.COM

<b>1455 WARNALL AVE</b>	Open	11-2	<b>NEW</b>
<b>\$2,149,000</b>	3+2.5	TRADITIONAL	



**NOTHING SAYS HOME LIKE COMSTOCK HILLS**

Warm traditional in highly coveted Comstock Hills. Original details incl dentil moldings, inset bookshelves framing a brick fireplace, richly stained hardwood flrs & a window seat. The large private garden is a peaceful oasis w/mature trees & lush plantings. Comstock Hills remains an unspoiled urban oasis w/neighbors like the fabulous reimagined billion dollar Westfield, world class hotels Waldorf Astoria, Peninsula & redesigned Century Plaza. Located in the Fairburn Elementary School district.

**Jan Reichmann/ John Dowd** 310.666.9708  
**CORE REAL ESTATE GRP**

<b>1325 THAYER AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,699,000</b>	2+1	SPANISH	



**NEW LISTING | OPEN TUESDAY 11-2**

Charming 1924 Spanish on quiet street south of Wilshire. Original custom built in 1924 by Architect Gene H. Brockaw as his own personal residence. 2 bedrooms, 1 bath plus sun porch/ den. This home offers an ideal opportunity for your builder, developer clients to update, expand, or build new home. Ideally located near Westwood Village, UCLA, Century City, restaurants, and shopping. First time on the market in 93 years.

**MLS#18-410534**  
**Tish Rackley** 310-729-5185  
**COMPASS**

**THE**  
**MLS.com**

**NEW & Improved Reports!**

**VESTA PLUS™** Features Now Available on The MLS™  
POWERED BY THE MLS™

**05 Westwood - Century City**

Condo / Co-op

<b>10380 WILSHIRE #804</b>	Lunch	11-2	<b>NEW</b>
<b>\$2,995,000</b>	3+3.5	ARCHITECTURAL	




**AMAZING SOUTH FACING UNIT IN THE HIGHLY COVETED LA TOUR BLDG**

Breathtaking views of the ocean, Century City, Downtown, & LA Country Club. 3bdr +3.5bth, 3190 sq ft, 8th floor unit w/ floor to ceiling windows. Also included are 2 separate storage rooms, 2 dedicated parking spaces, in-unit laundry room, & full service amenities which include 24-hour valet, security, concierge, pool, fitness room. First Open is Tues 12/4 from 11-2 & a twilight from 5-7. BLDG does not allow Sunday Open's so bring your clients to this broker's open. Food & drink will be served!

**MLS#18-411060**  
Sam Shakerchi 310-525-0872  
DOUGLAS ELLIMAN

www.latour804.com

<b>10560 WILSHIRE BLV, UNIT 1805</b>	Open	11-2	<b>NEW</b>
<b>\$2,375,000</b>	2+3	2sty-CONTEMPORARY	



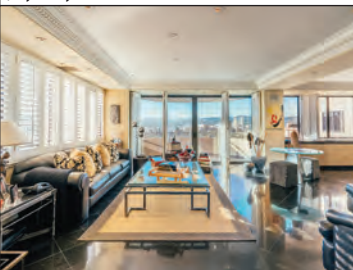
**TWO STORY TOWNHOME WITH PANORAMIC VIEWS!**

Stunning two story townhome with celebrity pedigree in the prestigious Ten-Five-Sixty luxury complex on the 18th floor. Located on the West side of the building with incredible panoramic ocean, sunset, mountain and city views. At almost 2,900 Sq Ft, this home is unique with entrances on both the 18th & 19th floors. Open spaces and lots of light perfect for entertaining. Exceptional full service building with 24/7 security; valet parking; gym; pool and spa; banquet kitchen. Two parking spaces.

**MLS#18-366584**  
Drew M. Justin M. Dean M 3108604509  
SOTHEBY'S

18th floor

<b>10560 WILSHIRE BLV, UNIT 1805</b>	Open	11-2	<b>NEW</b>
<b>\$2,375,000</b>	2+3		



**TWO STORY CORNER UNIT - SOUTH, WEST & NORTH PANORAMIC VIEWS**

Stunning two story townhome with celebrity pedigree in the prestigious Ten-Five-Sixty luxury complex on the 18th floor. Located on the West side of the building with incredible panoramic ocean, sunset, mountain and city views. At almost 2,900 Sq Ft, this home is unique with entrances on both the 18th and 19th floors; four balconies; a sprawling spiral staircase; dentil crown moldings throughout; Chef's kitchen including stainless steel appliances and granite countertops. TENFIVESIXTY1805.com

**MLS#18-386540**  
Dean & Justin Mandile 8183216902  
SOTHEBY'S INT REALTY

<b>10501 WILSHIRE #1211</b>	Open	11:30-2	<b>NEW</b>
<b>\$1,195,000</b>	2+2	12sty-ARCHITECTURAL	



**FABULOUS "SMART HOME" ON THE CORRIDOR**

AMAZING technology in this hard wired "smart home" with control 4 technology. All lighting, drapery, audio, video, AC and door bell controlled both from iPad inside and via smart phone from remote location. Ultra high ceilings w/ recessed lighting, white porcelain tile floors, state of the art appliances w/ Imported kitchen cabinets & led lighting. Double paned windows, fully fitted closets, & smart mirrors in bathrooms. New electrical wiring, pantry/extra storage closet, gorgeous quiet views.

**MLS#18-408752**  
M. Michele Martin 310-508-8448  
RODEO REALTY - BEVER

Blt-Ins,Dshwshr,Fridg

<b>10640 WILKINS AVE #204</b>	Open	11-2	<b>NEW</b>
<b>\$949,000</b>	2+3	CAPE COD	




**SOPHISTICATED LARGE CONDO ON QUIET STREET CLOSE TO VILLAGE**

Corner unit w/ 1890+ sf w/ S/W exposure. Spacious living room w/ hi ceilings opens to a full-length balcony & features a fireplace & wet bar perfect for entertaining. Big kitchen w/ large breakfast area. Oversized master suite w/ fireplace, walk-in & slider closets. Terrific master bath features include dual sinks, Jacuzzi tub, separate shower, bidet, outside vanity, third walk-in closet & a private dry sauna. Secure building w/ pool, 2-car SXS pkg & extra storage. Fairburn School District.

**MLS#18-411156**  
Patrizia Medicina 310-613-6570  
COLDWELL BANKER - BW

<b>10501 WILSHIRE #707</b>	Open	11:30-2	<b>NEW</b>
<b>\$770,000</b>	1+2	CONTEMPORARY	



**SPACIOUS 1+DEN WITH LARGE BALCONY ON WILSHIRE CORRIDOR**

Lovely mixture of traditional and contemporary. Spacious one bedroom/den with 1.5 baths with unobstructed Century City views. Contemporary remodel with wide plank wood floors, open kitchen, top of the line appliances, plus fabulous large patio (approx 126 sq ft). Good closet/storage space. Building amenities include 24 hour concierge, valet parking, pool, gym,spa, banquet facilities, conf rm, guest rooms. HOD includes utilities (electricity, water) plus direct tv. Internet not included.

**MLS#18-397244**  
M. Michele Martin 310-508-8448  
RODEO REALTY - BEVER

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

<b>10106 EMPYREAN WAY #303</b>	Open	11-2	<b>rev</b>
<b>\$2,500,000</b>	2+4	FRENCH	



**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

**MLS#18-366584**  
Lori Hashman Berris 310-880-3061  
SOTHEBY'S INT REALTY

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

<b>10116 EMPYREAN WAY #201</b>	Open	11-2	<b>rev</b>
<b>\$2,150,000</b>	2+3	CONTEMPORARY	



**FABULOUS BEST BUY IN LE PARC 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!

**MLS#18-386540**  
Lori Hashman Berris 310-880-3061  
SOTHEBY'S INT REALTY

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

<b>10560 WILSHIRE #1702</b>	Open	11-2	<b>rev</b>
<b>\$1,950,000</b>	1+2	CONTEMPORARY	



**SOPHISTICATED & CHIC NEW YORK MANHATTAN STYLE CONDO**

Incredible finishes, 3 balconies & exquisite dark French Oak floors. Open floor plan w/ living room, f/p, dining area. Master suite w/ adjacent custom paneled library, luxurious bath, walk-in closet. Offers additional outdoor seating to enjoy views. Gourmet kitchen w/ top of the line appliances, walk in pantry, refrigerated wine storage, center island & ample space. One of the finest buildings on Wilshire Corridor offering security, concierge, expansive lobby, exercise room, pool, sauna & spa.

**MLS#18-397768**  
Myra Nourmand 310.888.3333  
NOURMAND & ASSOC.

Www.10560wilshire1702.com

**06 Brentwood**

Single Family

<b>241 N ROCKINGHAM AVE</b>	Open	11-2	<b>NEW</b>
<b>\$13,995,000</b>	7+7.5		



**GEORGIAN-STYLE MASTERPIECE - PAUL WILLIAMS**

This is the definition of what gracious living looks like. Built in 1936 by the world-renowned Paul Williams, this approximately 9,775 sf residence sits on an extremely private, hedged 31,750 sf view lot. Includes all modern amenities. This residence has pool, poolhouse, and an extensively landscaped yard overlooking Mandeville Canyon.

**MLS#18-411156**  
M. Schwartz B. Farrugia 310.560.5310  
HILTON & HYLAND

HiltonHyland.com

<b>13052 EVANSTON ST</b>	Open	11-2	<b>NEW</b>
<b>\$7,895,000</b>	5+7	VILLA	



**PUNTA MITA IN THE PARK**

Ensnconed on a beautiful, lushly landscaped, private lot, this home shines like a crown jewel in the Park. Whether lounging on your private balcony, hosting dinner alfresco in the garden under the jasmine trellis by the pool, or reading a book in the cozy library, this is a home for all seasons. Five bedrooms + family rm and office. First class relaxation awaits in this idyllic retreat within walking distance of the Country Mart and shopping and dining on San Vicente.

**MLS#18-411014**  
 Mary Lu Tuthill 310-979-3990  
 COLDWELL BANKER

BBQ,Dshwshr,Rng/Ovn

<b>11362 CHENAULT ST</b>	Open	11-2	<b>NEW</b>
<b>\$2,399,000</b>	3+3.5	2sty-TRADITIONAL	



**GORGEOUS BRENTWOOD HOME**

Emotional Transitional style home with 3 bed/3.5baths & den/guest room. New wide plank French oak floors, crown moldings, wainscoting & skylights. Formal living w/ FP opens to pvt patio. A true chef's kitchen, w/ marble counters, SS cabinets & top-of-the-line appliances. Den & family room opens to yard. Master features vaulted ceilings, FP, lg walk-in closet & bath w/ double sinks, spa tub & dual shower. Spacious yard features spa & built-in BBQ. Large 2 car attached garage w/ direct entrance.

**Steven Moritz 310.871.3636**  
 SOTHEBYS INTL REALTY

www.11362Chenault.com

<b>121 N CANYON VIEW DR</b>	Lunch	11-2	<b>NEW</b>
<b>\$6,995,000</b>	6+8	3sty-CAPE COD	




**JOIN US FOR TACO TUESDAY!**

This new construction features a beautifully open layout. Through the foyer, one is drawn into the sunlit great room w/a fireplace, formal dining room, home office & onward into the kitchen. The home showcases six bedrooms, including the master w/dual closets, an extravagant spa-like bath & balcony. The exterior features a large dining space, gas fireplace, built-in BBQ, pool & spa. Replete w/Alexa-controlled Lutron lighting throughout, a three-story elevator, wine cellar, theater, gym & sauna.

**SMITH & BERG 310.500.3931**  
 COMPASS

121canyonview.com

<b>356 S WESTGATE AVE</b>	Open	11-2	<b>red</b>
<b>\$6,950,000</b>	7350000	7+8 TRADITIONAL	



**GORGEOUS 7 BEDROOM IN PRIME BRENTWOOD**

New Price and 3% Commission to Selling Broker. Custom built residence reimagined and designed to suit all lifestyles. 7 Bedrooms includes 2 luxurious master suites-one on each of 2 levels plus an attached apartment with private access. Dramatic foyer, gorgeous living room, formal dining and chefs eat-in kitchen. Masters w/ huge walk-ins, incredible baths. Light filled w/ large rooms, soaring ceilings, wood floors, ample storage, elevator, pool, 9 car parking. Also for lease@ 35k/mo..

**MLS#18-407828**  
 Jane Gavens 3104975166  
 COMPASS

BBQ,Dshwshr,Elvtr,Hood Fan,Micro,Other

<b>766 N BUNDY DR</b>	Open	11-2	<b>NEW</b>
<b>\$2,750,000</b>	3+2	1sty-CALIFORNIA BUNGALOW	




**WONDERFULLY REMODELED SINGLE STORY N. OF SUNSET**

Property has great privacy as it is gated and hedged. Fantastic great room with vaulted ceilings plus stunning living room maintains the mid-century brick fireplace and wall. Spacious master suite and two additional bedrooms that share a bath. Bright kitchen with abundant storage and stainless steel appliances. Stunning hardwood floors throughout plus grassy backyard complete this charming home.

**Richard Stearns 3108509284**  
 COMPASS

<b>16677 STONE OAK PARK</b>	Refresh.	11-2	<b>rev</b>
<b>\$5,750,000</b>	5+6	MEDITERRANEAN	

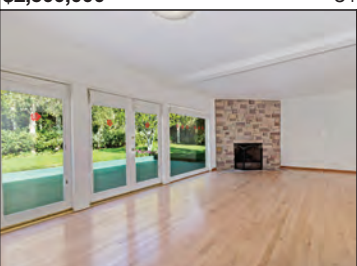


**SERENITY IMMERSSED IN NATURE**

Stunning Tuscan-influenced architectural estate tucked away in the exclusively gated community of Stone Oak Park. Situated on a private cul-de-sac, immersed in nature, this one-of-a-kind location overlooks acres of pastoral setting and the Santa Monica Mountains. Feel the serenity the moment you walk through the 2-story grand foyer laced in light. Come visit you will be transformed.

**MLS#18-370976**  
 elizabeth m walton 3104632211  
 SOTHEBY'S REALTY

<b>12033 KEARSARGE ST</b>	Open	11-2	<b>NEW</b>
<b>\$2,500,000</b>	3+3	TRADITIONAL	



**OPEN TUESDAY 11-2! LOCATED IN HEART OF BW!**

This home has an open floor plan & offers total privacy. It is set above the street with a very private flower-filled entry leading to the front door of the home. Spacious living rm w/beautiful hw floors opens to the patio area & backyard. There are 2 bdms each w/private baths on the main level. Third bedroom & bath are ideal for live-in help or at-home office. Easy to show.

**MLS#18-410878**  
 Sue-Ellen Douglas 310-710-7682  
 COLDWELL BANKER - BW

<b>126 S WESTGATE AVE</b>	Open	11-2	<b>rev</b>
<b>\$5,699,000</b>	5+6	TRADITIONAL	



**MLS#18-406674**  
 Neyshia Go 3108828357  
 COMPASS

BBQ,Cbl,Cing Fan,Dshwshr,Dryer,Other

<b>2204 WESTRIDGE RD</b>	Open	11-2	<b>NEW</b>
<b>\$2,495,000</b>	5+3	MID-CENTURY	



**CHARMING MID-CENTURY ARCHITECTURAL ESTATE IN BRENTWOOD**

Fall in love with the awe-inspiring views & grand volume in the spacious living room accented by beautiful soaring ceilings,warm fireplace & flows graciously to dining. Curl up with a book in the inviting living area w/wet bar & loft w/ built-ins. Chef's kitchen w/ample cabinetry, center island, breakfast bar. Relax in the impressive master suite w/serene side porch. Retreat to the oasis yard to relish beautiful sunsets. A Brentwood gem moments from hiking trails, shops & more!

**Sally Forster Jones 310.579.2200**  
 COMPASS

2204Westridge.com

<b>510 N KENTER AVE</b>	Open	11-2	<b>rev</b>
<b>\$4,495,000</b>	5+5	MID-CENTURY	



**STUNNING NEWLY EXPANDED & UPDATED DESIGN MID-CENTURY MODERN**

Custom quality finishes throughout on large 21,000+sf lot set privately off street. Open space with large windows, skylights and indoor/outdoor flow ideal for entertaining. Formal entry opens to living room with large window overlooking resort-style backyard w/ pool, barbecue, sports court, putting green, grassy yd & expansive landscaped slope with mature fruit trees and eucalyptus trees, providing complete privacy. Chef's kitchen with oversized island.

**MLS#18-406654**  
 Chad Lund/Mason Merrins 310-394-0816  
 DOUGLAS ELLIMAN

www.510northkenteravenue.com

12025 SALTAIR PL

Open 11-2

\$3,875,000

4+4 1sty-TRADITIONAL

rev



HANDSOME ONE STORY TRADITIONAL

One story traditional is on a quiet flats of Brentwood. The covered front porch welcomes you to a spacious living room with hardwood floors, recessed lighting, handsome fireplace & large formal dining room. Family room w/ a fireplace & built in bar & breakfast area opens to a private, large flat yard, with swimming pool & outdoor living room w/ fireplace. The master bedroom has a dual fireplace which also opens to the spa bath. There are three other bedrooms and three baths.

MLS#18-401766

M.Woods / F.Azizian 3103827273

COLDWELL BANKER RESI

Clng Fan,Dshwshr,Dryer,Grbg Disp,Micro


319 N BUNDY DR

Open 11-2

\$2,450,000

3+3 1sty-TRADITIONAL

rev



PRIME SECLUDED OASIS! MAJOR PRICE REDUCTION!

Hm w/Venetian plaster, chandelier in entry & hdw flrs thru most of house. Lg kit w/cust blt maple cabinetry, lg cntr isld, granite counters, brkf bar, filtered water w/inst hot, wine cooler, and KitchenAid appli. Hi ceiling in LR w/FP w/Travertine hrth & Fr drs to yd. Lg carpeted mst br w/ recessed lights has Fr drs to side yard. The Mst ba w/limestn counters, lg walk-in stm shwr, solar tubes, & heated fl. Lg den w/recessed lights, dry bar w/grnit top & Fr drs to side yard. Hm w/cent H&AC.

MLS#18-368978

Murray Weisberg 310-729-6156

SOTHEBY'S INT REALTY

Blt-Ins,Cbl,Dshwshr,W/D,Grbg Disp,Other

06 Brentwood

Condo / Co-op

11645 MONTANA AVE #127

Open 11-2

\$489,000

1+1 CONTEMPORARY

NEW



WELCOME HOME! YOU TOO CAN AFFORD BRENTWOOD!

This 1 bedroom, 1 bath condo is ideally located in the coveted Montana Terrace building close to everything Brentwood has to offer within minutes from your front door! This is one of the lowest priced condos in the area & will move quickly! All new appliances, natural light, cozy fireplace. Freshly painted & new carpeting! Safe and secure building with on site management, elevator access, gated parking, pool & spa. Assigned garage parking. This is more than a great deal, it's a lifestyle!

MLS#18-408698

Mark K. Rogo 2132806415

COLDWELL BANKER RESI

Clng Fan,Dshwshr,Rng/Ovn,Fridg


11959 MAYFIELD AVE #5

Open 11-1

\$1,595,000

3+3 ARCHITECTURAL

rev



Modern architectural townhome nearly 2700 sq ft of an open floor plan & remodeled w/ upgrades throughout. 3bed/2.5bath + den + loft. Lots of natural sunlight, GORGEOUS!!! 2 car side-by-side parking w/ large storage closet in underground garage. Bldg has earthquake insurance.

MLS#18-401362

Tanya Memoli 3109037525

COMPASS

Dshwshr,Rng/Ovn,Fridg

06 Brentwood

Lease


12114 INAAVE PL

Open 11-1

\$7,950

3+3 TRADITIONAL

NEW



3 BEDROOM PLUS GUEST HOUSE FOR LEASE IN HILLS OF BRENTWOOD!

<https://www.tourfactory.com/2099251>  
Spacious ranch style home for lease in the beautiful hills of Brentwood. Three bedrooms and three baths in the main house, with a detached guest suite and 3/4 bath that could also make a great home office. Eat-in kitchen, new central HVAC, two fireplaces (for decorative purposes only), detached two car garage, huge yard. Master suite has walk-in closet and a large master bath with separate tub and shower. Lovely location in a quiet cul-de-sac off of Bundy.

MLS#18-408454

The Shore/Hitt Network 8184221702

KW LOS FELIZ

Dshwshr,Dryer,Micro,Fridg,Wshr


183 N KENTER AVE

Open 11:30-1:30

\$11,750

3+4 1sty-CONTEMPORARY

rev



FULLY REMODELED CONTEMPORARY SFR ; PRIME BRENTWOOD FOR LEASE

A completely & impeccably remodeled 3-Bedroom with family room gated contemporary residence in prime Brentwood. This fabulous home offers a Grand Living room with Vaulted ceilings & fire place, a large Dining room and a cozy Family room overlooking the most private, serene & tranquil back yard. Other features include a gourmet kitchen with top-of-the line appliances, a sumptuous Master suite , two separate en-suite bedrooms & a separate powder room. Most enchanting back yard! Must See!!

MLS#18-401866

Mazda Hoghoughi 310-271-4040

ELITE PROPERTIES REA

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


183 N KENTER AVE

Open 11:30-1:30

\$11,750

3+4 CONTEMPORARY

rev



REMODELED 3BED HOUSE IN PRIME BRENTWOOD FOR LEASE!

A completely & impeccably remodeled 3-Bedroom with family room gated contemporary residence in prime Brentwood. This fabulous home offers a Grand Living room with Vaulted ceilings & fire place, a large Dining room and a cozy Family room overlooking the most private, serene & tranquil back yard. Other features include a gourmet kitchen with top-of-the line appliances, a sumptuous Master suite , two separate en-suite bedrooms & a separate powder room.

MLS#18-401866

Mazda Hoghoughi 310-210-2225

ELITE PROPERTIES REA

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

07 West L.A.

Single Family


2712 COLBY AVE

Open 1-2

\$1,625,000

3+3 1sty-TRADITIONAL

NEW



EXTENSIVELY REMODELED 3BR/2.5BATH ON LUSH TREE-LINED ST

Fantastic curb appeal w/wood fence, hedge, grassy yard & fountain. Sought-after open great room w/French drs flooding interior w/natural light. Cook's kitchen w/ high-end appliances, oversized center island, pantry & expanded bar area w/wine fridge.Generous Master Ste w/ zen bath retreat. Versatile office cubby, laundry rm & chic powder room.HVAC w/Nest technology, Ring doorbell & camera system, & built-in speakers.Open backyard w/fire pit. Finished garage w/attic. Terrific "village" neighborhood.

MLS#18-411508

Keith Endow& Pete Castro 310-722-2562

BHHS CAL PROP, KW SM

Viking Stove,Dshwshr,Washer&Dryer,refrig

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TUESDAY

07 West L.A.

Condo / Co-op

1830 STONER AVE #5


Open 11-2

\$869,000

2+3

CAPE COD

NEW



**CAPE COD STYLE TOWNHOUSE W/ DIRECT ACCESS PRIVATE GARAGE**  
 Dramatic high ceilings in sunken living room. Arched windows and French doors, 2 fireplaces, 2 master suites w/ vaulted ceilings and sitting areas, 3 patios, kitchen w/ eat in area and breakfast bar, inside laundry. Located across the park w/ pool, tennis and basketball courts, baseball field and skateboard park.

MLS#18-410518

Gary Limjap 310.430.0818

COLDWELL BANKER RESI

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

1262 S BARRINGTON AVE #103

Refresh. 11-2

\$775,000

2+2

TRADITIONAL

NEW



**SPECIOUS AND BRIGHT CONDO**  
 Great Brentwood Adjacent Location, Spacious 2 Bedrooms, 2 bathrooms, Open Floor plan, Very bright living room open to Large patio, Plantation Shutters, Central air & heat, Fire place, Wet bar, Pool, Sauna, Sundeck, Fitness Room and many more, Great Building in a convenient location to all Brentwood Shops and restaurant.....

MLS#18-410912

mitra moradifar 3103837253

KELLER WILLIAMS RLTY

Blt-Ins,Dshwshr,Grbg Disp,Hood Fan

08 Cheviot Hills - Rancho Park

Single Family

10561 CLARKSON RD

Open 11-2

\$2,295,000

5+3

RANCH

NEW



**Dialed-in open floor plan lends itself perfectly for entertaining & today's living. Gourmet kitchen w/stylish breakfast bar & spacious dining area. The great room has a pitched ceiling and flows to expansive backyard. Master Suite has a generous walk-in closet & zen style Master Bath. The backyard affords multiple entertainment options via an outdoor living room & kitchen with a built-in barbecue. Elevated grassy yard area with room for a pool.**

MLS#18-410312

Mimi & Maureen McCormick 310.367.2090

COMPASS

BBQ,Clng Fan,Dshwshr,Dryer,Grbg Disp

2640 GLENDON AVE

Open 11-2

\$2,795,000

4+5

2sty-CRAFTSMAN

red



**REDUCED! PRICED TO SELL! BEST VALUE IN RANCHO PARK!**  
 This is a beautiful Craftsman style home, completely rebuilt in 2018, Smart home. State of the art kitchen, every amenity, custom cabinets, butler's pantry, large island, family area. Breathtaking Master suite with over-sized 2 walk-in closets, spectacular bath. 3 additional en-suite bedrooms; wide, open upstairs foyer, french oak floors, dual HVAC, security cameras. Totally enclosed backyard, new landscaping. Tiled 2 car garage. Full outdoor kitchen/barbque, lawn, patio. One of a kind beauty!

MLS#18-364284

Gaye Kruger 310-300-3258

NOURMAND & ASSOCIATE

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

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

09 Beverlywood Vicinity

Single Family

9140 W 24TH ST

Refresh. 11-2

\$1,849,000

4+3

2sty-SPANISH

NEW



**UPDATED SPANISH STYLE HOME IN BEVERLYWOOD AREA - OPEN TODAY**  
 Bright & charming 4 bedroom / 3 bath Spanish-style home in Beverlywood area, west of Robertson Blvd. Immediately feel warmth & openness of this beautifully updated home w/ 1920's character & modern comforts! Elegant living room w/ vaulted ceiling, wood floors, beautiful windows & french doors opening to large private terrace & entertainers backyard. Inviting chefs kitchen & large dining room. 4 spacious bedrooms w/ no shared walls. Central location in Castle Heights Elementary School district.

Joel+Dorit Cooper 310-968-2401

COLDWELL BANKER-BH

New Roof, New Kitchen, New Floors & More

2711 S BEVERLY DR

Open 11-2

\$1,699,000

4+2.5

1sty-TRADITIONAL

NEW

First time on the market in over a half century! Charming single story traditional with a spacious kitchen, expansive living room and 4 generous sized bedrooms, including an impressive master suite!

www.RESULTSRealEstateGroup.com

Rory PosinKristian Bonk 310-839-8500

RE/MAX WEST LA

10 West Hollywood Vicinity

Single Family

449 WESTBOURNE DRIVE

Open 11-2

\$2,995,000

4+4

TRADITIONAL

NEW



**PRIVATE & GATED 2-STORY HOME IN HEART OF WEHO**  
 Meticulously detailed w/ wood floors, large windows, & high ceilings. Open-plan ideal for indoor-outdoor living, relaxing, or entertaining. Formal living room w/ fireplace & built-in shelving. Cook's kitchen & dining area open onto back patio w/ BBQ island, dining/sitting areas, hot tub, & lap pool. 2nd floor master suite is a sanctuary w/ wood-beamed cathedral ceiling, walk-in closet, storage area, master bath, & private balcony overlooking backyard. Detached 1bed guesthouse w/ full kitchen.

MLS#18-410086

Levi Freeman 310.388.7916

NOURMAND & ASSOC.

BBQ,Blt-Ins,Cbl,Clng Fan,Dshwshr,Other

847 N ORLANDO AVE

Lunch 11-2

\$2,995,000

3+3

1sty-CONTEMP MED

NEW



**ONE STORY MEDITERRANEAN VILLA WITH GUEST HOUSE + STUDIO.** Perfectly sited on prime North Orlando, this 7,800 foot compound is gated, private and move-in. Main residence features an open plan with 9'+ ceilings. Gorgeous wood floors throughout, living room with wood burning fireplace and builtins chefs kitchen – great room for dining or casual family room Theres a swimmers swimmers pool with spa, concrete builtin lounges and sofas dining deck, open outdoor living room with gas fireplace.

BRENT WATSON 3106009119

COLDWELL BANKER BH N

GATED PRIVATE WITH POOL SPA GUEST HOUSE

482 S SHERBOURNE DR

Refresh. 11-2

\$2,495,000

3+3

CONTEMPORARY

NEW



**DESIRABLE LOCATION**  
 Turn a SFR w/a large garage into duplex-style, single family home w/a 1 bed ADU. Plans are approved by the City for 1 bed ADU conversion, w/out adding any additional structure. Property was remodeled & features 2,056SF of living space w/ 3bed/3bath. Cozy entryway leads to the living room w/ beautiful windows & fireplace. Stainless steel appliances & 2 sinks, as well as a laundry area. Centrally located, enjoy walking in this neighborhood just steps away from restaurant, shops and Cedars.

Shiva Merhdad 3105059560

POWER BROKERS INT

STOVE, OVEN, WASHER & DRYER, DISHWASHER

<b>806 N STANLEY AVE</b>	Open	11-2
<b>\$3,895,000</b>	5+6	



**BY FAR THE BEST PRICED HOME IN BEVERLY GROVE**

Price Reduction! Newly built in 2017, this luxurious smart home exudes warmth and elegance with impeccable design and quality finishes throughout every room. Features an open floor plan with 5 generous sized bedrooms, office, home theater, 2 family rooms, his and her walk-in closets, 3 fireplaces, and a zero-edge pool and spa. This wonderful home will provide the new owner with a truly inspiring living experience, especially with its proximity to first class dining & shopping just minutes away.

**MLS#18-389614**  
Jeffrey Wong 310.617.8008  
WEA

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

red

<b>1124 N KINGS RD, UNIT 201</b>	Open	11-2
<b>\$1,295,000</b>	2+2.5	



**2 BED | 2.5 BATH | 2,441 SQ FT  
EXPANSIVE SINGLE LEVEL CONDO**

Fixer Unit | Rear Quiet Corner Unit | Make it Your Own | 2 Side by Side Parking Spaces | In-Unit Laundry | Large Eat-In Kitchen | Large Walk-In Closets | Gas Fireplace | Wet Bar | Double Door Formal Entry | Large Balcony | Extra Storage

**IAN RHODES** 323.821.4069  
**KW RHODES LEAD HOME**

1124Kings.com

NEW

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



**PRIVATE SPANISH**


Private Spanish compound in the heart of the Beverly Grove! This updated stunner features 3 bedrooms and 3 bathrooms, flowing indoor/outdoor living spaces, plus an incredible pool and spa in the lush backyard. Relax in the amazing Master Suite, accompanied with an oversized walk-in Master closet. This house is equipped with a gourmet kitchen and updated bathrooms. Covered parking and completely hedged and gated, for optimal privacy, with mature landscaping. Centrally located!

**MLS#18-405222**  
The Sunset Team 310.274.3900  
KW DOWNTOWN LA

853StanleyAve.com

rev

<b>818 N DOHENY DR, UNIT 806</b>	Refresh.	11-2
<b>\$1,265,000</b>	1+1	1sty-CONTEMPORARY



**STUNNING FLAWLESS REMODEL WITH UNOBSTRUCTED LA CITY VIEWS!**

The finest 1 bedroom Offering for the value anywhere in the area-Rare South Facing LA City View Stunning Chic Contemporary flawlessly remodeled with attention to beyond detail equipped with the finest quality materials & items from Sub Zero, Denon Sound System throughout, Fleetwood sliding doors to the unit's seamless flow from Living & Dining areas to the expansive balcony overlooking the city with completely unobstructed LA Downtown and Century City Views & ready to move right in! A MUST SEE!

**jeffrey hobgood** 3103057653  
**SOTHEBY'S BEV HILLS**

Top of the line: Sub Zero, Fleetwood etc

NEW

10 West Hollywood Vicinity Condo / Co-op

<b>1200 N SWEETZER AVE #7</b>	Open	11-2
<b>\$1,599,000</b>	3+3	MODERN

Extraordinary modern, 2 story penthouse in prime West Hollywood. This immaculate 3-bd, 2.5 bth residence is simply stunning, w/ a sophistication of luxury & style that feels like a private art studio.

**MLS#18-383348**  
**Jeffrey T. Sandorf** 310.625.4099  
**D/W, Ref, W/D**  
**THE AGENCY**

NEW

<b>1131 ALTA LOMA RD #318</b>	Open	11-2
<b>\$679,000</b>	1+1.5	CONTEMPORARY



**STYLISHLY REMODELED 1BD IN RESORT-STYLE "PARK WELLINGTON"**


Stylishly remodeled 1BD/1.5BA courtyard-facing unit w/ pvt patio at the resort-style Park Wellington in prime WeHo. Superb open living room connected to your own pvt patio, dark laminate-wood flrs & built-ins throughout, kitchen w/ granite counters & open breakfast bar, SS appliances, built-in office, master BR w/ ample storage throughout, powder room, recessed lighting, RARE in-unit W/D. Amenities incl 24-hour security, concierge, pool, spas, sauna, gym, tennis court, dog park & guest parking.

**MLS#18-410510**  
**ST. JAMES + CANTER** 310.291.1029  
**BERKSHIRE HATHAWAY**

WWW.STJAMESCANTER.COM

NEW

<b>1200 N SWEETZER AVE #7</b>	Open	11-2
<b>\$1,399,000</b>	3+3	2sty-MODERN



**SPECTACULAR PENTHOUSE WITH VIEWS**


Extraordinary modern, two-story penthouse located in prime West Hollywood. This immaculate three-bedroom, two-and-a-half bathroom residence is simply stunning, with a sophistication of luxury and style that feels like a private art studio. Designed like a stand-alone home with no common walls, the open floor plan is flooded with light and features dramatic walls of over-sized windows and a private balcony boasting panoramic views of the Hollywood Hills and Sunset Strip.

**MLS#18-410938**  
**Jeffrey T. Sandorf** 310.625.4099  
**THE AGENCY**

Blt-Ins,Dshwshr,Micro,Other

NEW

<b>818 N DOHENY DR #1008</b>	Refresh.	11-2
<b>\$1,710,000</b>	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 and the Getty museum. 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 READY-TO-MOVE-IN offering in the best SE corner location of 818 Doheny Drive Bld.

**MLS#18-408536**  
**jeffrey hobgood** 3103057653  
**SOTHEBY'S INTERNATIO**

Top of the line: Sub Zero, Wolf etc

rev

<b>838 N DOHENY DR #1207</b>	Open	11-2
<b>\$1,379,000</b>	1+2	CONTEMPORARY



**MODERN ONE-OF-A-KIND**


Completely renovated designer condominium located in the highly sought after Plaza Towers which just underwent a 3 year, \$14M full transformation. This one bedroom/two bathroom unit situated on the 12th floor features newly imagined open floor plan, light-filled living room with jetliner views of DTLA to the Hollywood Hills. Outstanding features include 24-hour concierge, valet parking, a rooftop pool with spectacular city views, sun decks, gym and ground level pool.

**MLS#18-410654**  
**Monty Beisel Dustin C.** 310.944.4430  
**HILTON & HYLAND**

CBLuxuryRE.com

NEW

<b>7715 LEXINGTON AVE</b>	Open	11-2
<b>\$1,599,000</b>	Duplex	1sty-CALIFORNIA BUNGALOW



**STUNNING DUPLEX**

Both units delivered vacant! 2 separate structures w/ private yards! The front home features 2+1 & an office that can double as a third bedroom. Check out the amazing kitchen w/ custom cabinetry & stainless steel appliances. Enjoy the dining room w/ French doors leading to the patio. The rear home features a spacious 1+1. A roomy living/dining area w/ decorative fireplace. You can't miss the ample kitchen w/ oak cabinetry. A laundry area & a private patio area complete this great property.

**MLS#18-409548**  
**The Sunset Team** 310.274.3900  
**KW DOWNTOWN LA**

7715Lexington.com

NEW

## 10 West Hollywood Vicinity

Lease

TUESDAY

<b>8960 LLOYD PL</b>		Open	11-2	<b>red</b>
<b>\$12,500</b>	14000	4+4	2sty-CONTEMPORARY	
				
<b>PRIVATE OASIS WITH GUEST HOUSE</b>				
<p>New 'state of art' smart house behind gates in the Norma Triangle. This completely rebuilt 3bd/3 ba plus fully loaded 1bd/1ba guesthouse is completely private and yet close to all that is happening on the Sunset Strip, Santa Monica Blvd and Melrose Districts. Built to enjoy an indoor and outdoor lifestyle, the living, dining and kitchen areas are perfect for entertaining and open to an outside entertainment patio complete with a custom spa, built in firepit and bar with seating and BBQ.</p>				
MLS#18-401730				
Susana Miller COMPASS		310 508-4707		BBQ, Blt-Ins, Cbl, Dshwshr, Dryer, Other

## 11 Venice


Single Family


<b>415 VENICE WAY</b>		Open	11-2	<b>NEW</b>
<b>\$3,495,000</b>	3+5	CONTEMPORARY		
				
<b>LUXURIOUS COASTAL OASIS IN THE HEART OF VENICE</b>				
<p>Brand new contemporary masterpiece, moments from beach &amp; local shops. Fall in love w/open floorplan w/top-of-the-line finishes. Spacious living w/floor-to-ceiling windows, fireplace &amp; flows to dining. Gourmet kitchen w/Vadera counters, ss appliances, wine fridge &amp; island w/breakfast bar. 5-star hotel-like master, wet bar, powder room, balcony &amp; sauna/soaker tub. Guestrooms w/ensuite baths, Sonos surround sound &amp; more. Relish California weather on the rooftop deck. This Venice estate won't last long!</p>				
SFJones/KPerkins COMPASS		310.579.2200		415Venice.com


<b>325 BROOKS AVE</b>		Refresh.	11-2	<b>NEW</b>
<b>\$2,995,000</b>	3+3	CRAFTSMAN		
				
<b>BEAUTIFULLY UPDATED CALIFORNIA CRAFTSMAN STYLE COMPOUND</b>				
<p>This stunning home features vaulted ceilings, an open floor plan, &amp; white oak hardwood floors. Multiple skylights throughout offer an abundance of natural light, while lush rear &amp; front gardens create a private oasis. Perfect for entertaining, the sunlit kitchen opens up to a spacious dining area &amp; living room with high ceilings. 3 bed, 2.5 bath home has a detached 2 car garage &amp; a bonus studio excellent for use as an office or creative work space. A true one of a kind Venice living experience!</p>				
MLS#18-410566				
Jacqueline Cahen COMPASS		(310) 200-3480		

<b>720 ANGELUS PL</b>		Open	11-2	<b>NEW</b>
<b>\$2,345,000</b>	2+4	MODERN		
				
<b>INDUSTRIAL CHIC MEETS TRANQUIL RETREAT</b>				
<p>720 Angelus Place is a serene and unexpected escape. Exposed brick and custom stainless steel cabinets give this home an industrial chic flair while the light hardwood floors create a cozy and relaxing space. The concrete features are complemented by live wood detailing and stained mahogany French doors to give this dream home a clean, minimalist, and organic aesthetic.</p>				
MLS#18-399190				
Kerry Ann Sullivan HALTON PARDEE		310-907-6517		www.HaltonPardee.com

<b>549 RIALTO AVE</b>		Open	11-2	<b>NEW</b>
<b>\$1,725,000</b>	2+1	CALIFORNIA BUNGALOW		
				
<b>DELIGHTFULLY REMODELED VENICE BEACH COTTAGE</b>				
<p>This fabulous Venice bungalow has been completely remodeled, down to the studs. Just a stone's throw from Abbot Kinney, 549 Rialto shows meticulous craftsmanship and attention to detail throughout in its custom moldings, paneling, windows, floors, high-end finishes, fixtures and appliances, built-in storage, central AC and state of the art security system. Perfectly manicured landscaping in the fenced-in front yard ushers you into the light-filled living room.</p>				
MLS#18-409666				
Kerry Ann Sullivan HALTON PARDEE		310-907-6517 www.HaltonPardee.com		

<b>831 DICKSON ST</b>		Open	11-2	<b>rev</b>
<b>\$2,795,000</b>	3+3	ARCHITECTURAL		
				
<b>BEAUTIFUL CONTEMPORARY, GREAT FOR ENTERTAINING</b>				
<p>This stunning home is located on the best street in Venice-MDR. Designed &amp; built by award-winning European architect, Roger Kurath, and beautifully expanded in 2012. Boasts an inner courtyard w/mahogany &amp; glass accordion doors leading to a tropical paradise. 2 master suites on the 2nd floor. Large open living space + designer kitchen &amp; an add'l bed &amp; bath on the main floor. Built-in BBQ in the backyard w/solar heated salt water pool w/Swim Current. Guest house studio apt. &amp; a 2-car garage.</p>				
MLS#18-370800				
Brian Teacher WEA		310-994-5017 BBQ, Cbl, Dshwshr		

<b>25 18TH AVE</b>		Open	11-2	<b>rev</b>
<b>\$2,595,000</b>	2+3	ARCHITECTURAL		
				
<b>COASTAL VENICE GEM W/ROOFTOP DECK, MOMENTS FROM BEACH</b>				
<p>JUST REDUCED! This home features a lower suite w/entrance &amp; kitchenette for guests or income. Open living w/fireplace, vaulted ceilings &amp; balcony. Bright kitchen w/ss appliances, breakfast bar &amp; dining. Serene master w/fireplace, dual sink vanity, glass shower &amp; soaker tub. Features sunroom for studio, playroom &amp; 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!</p>				
MLS#18-391806				
SFJones/KPerkins COMPASS		310.579.2200 25-18th.com		

<b>234 DIMMICK AVE</b>		Open	1-2	<b>rev</b>
<b>\$1,985,000</b>	2+1	1sty-CALIFORNIA BUNGALOW		
				
<b>Light, bright and airy, this Venice bungalow exudes character &amp; charm, is perfectly located in NORO, near trendy restaurants and shops on Rose Ave! Skylights in the kitchen paired w/large windows create wonderful natural light &amp; provide lush views of the surrounding California drought-tolerant garden. The updated kitchen includes eco-friendly countertops and a peninsula with extra storage space &amp; seating for two, creating the perfect layout for entertaining.</b>				
MLS#18-389010				
Tamra (Tami) Pardee HALTON PARDEE AND PA		310-266-9946 Rng/Ovn, Fridg		

## 12 Marina Del Rey

Single Family

<b>120 TOPSAIL</b>		Open	11-2	<b>NEW</b>
<b>\$2,740,000</b>	4+4	CONTEMP MED		
				
<b>SILVER STRAND SERENITY</b>				
<p>Completely remodeled with the serenity of the Greek Isles in mind, you'll love entertaining and living in this Silver Strand contemporary home. The main level reveals an open floor plan, where the living room is bathed in natural light from two-story high windows and the open French Doors let in the coastal breeze, especially with your favorite music playing over the integrated sound speakers.</p>				
MLS#18-409710				
Kerry Ann Sullivan HALTON PARDEE		310-907-6517 www.HaltonPardee.com		

12 Marina Del Rey

Condo / Co-op

✕ 5209 OCEAN FRONT WALK #203

Lunch 11-2

\$2,999,000

3+4

3sty-ARCHITECTURAL



MLS#18-388218

Julia Delorme

SOTHEBY'S SUNSET

310-729-1649

NEW

LOWEST PRICE PER SQUARE FOOT ON THE BEACH IN MDR

Lowest price per square foot beachside property in MDR. Parking and lunch provided. Architectural tri-level view oasis w/24-foot glass windows, sliding doors & balconies that face a white sand beach, crashing waves & year-round pink and orange sunsets. Private master suite with walk-in closet, double vanity and jetted jacuzzi tub with views. Walls of glass & private enclosed patios. Located at the highly desirable south end of the peninsula, this home is all about the views and ease of lifestyle

5209oceanfrontwalk.com

13 Palms - Mar Vista

Single Family


12600 STANWOOD PL

Open 11-2

\$2,995,000

4+5

2sty-ARCHITECTURAL



MLS#18-411080

Kerry Ann Sullivan

HALTON PARDEE

310-907-6517

NEW

SWIMMING IN SOPHISTICATION IN MAR VISTA

Swimming in sophistication, this picturesque Mar Vista modern is a dream come true. Striking curb appeal leads you inside to the wide open first-floor with tall ceilings, rich wood flooring, integrated sound speakers, and incredible natural light. The open kitchen is a chef's dream with Wolf and Subzero appliances, large island with breakfast bar, and plentiful storage.

www.HaltonPardee.com

3449 WADE ST

Open 11-2

\$1,695,000

4+1.75

1sty-RANCH



MLS#18-403272

Steven Moritz

SOTHEBY'S REALTY

310.871.3636

NEW

MAR VISTA ZEN OASIS

Amazing zen oasis located on one of Mar Vista's premiere streets & best locations. Very light & bright home that flows beautifully to the outdoor sanctuary. The updated Boffi kitchen opens nicely to the large living room that has expansive sliding doors which flows nicely to the backyard. All 4 bedrooms are spacious. The full bath has a spa-like feel w/ separate tub & shower. The beautiful sunny, luscious landscaped yard has a large spa, entertaining deck & private rock garden. Rare offering.

www.3449Wade.com

12416 MITCHELL AVE

Open 11-2

\$1,065,000

3+1

TRADITIONAL



MLS#18-403272

Sherri Noel

KELLER WILLIAMS-SANT

310.994.8721

bom

SELLER READY TO NEGOTIATE!

This charming 3 bed, 1 bath home offers you the opportunity to remodel & refinish as you'd like. An exposed brick exterior leads you into a calm oasis of clean white walls & exposed wood beams in the living room. The kitchen provides plenty of cabinet storage & great countertop space. All of the bedrooms have spacious built-in wardrobes. The detached garage is great for your toys or can easily double as an artist studio. This diamond in the rough is waiting to be polished & is not to be missed

Cing Fan,Dshwshr,Dryer,Rng/Ovn,Fridg

14 Santa Monica

Single Family

1125 YALE ST

Open 11-2

\$3,149,000

4+4

2sty-TRADITIONAL



MLS#18-411442

SMITH & BERG | SEWIT

COMPASS

310.500.3931

NEW

SANTA MONICA SANCTUARY

Generous floor plan abounds from the great room, complete w/a fireplace & glass French doors that open to a deck, into the dining room & kitchen, where an impressive Carrara marble island complements state-of-the-art appliances. Joining the kitchen is a breakfast nook & vast living room, both lined w/glass sliding doors that flow out to a covered terrace, patio & pool. The second story features three bedrooms, including the large master w/a marble-clad bathroom & access to a private deck.

1125yale.com

530 7TH ST

Open 11-2

\$2,795,000

3+3

1sty-CALIFORNIA BUNGALOW



MLS#18-409070

Elizabeth & Robert Puro

DOUGLAS ELLIMAN

310-418-5427

NEW

GREAT OPPORTUNITY TO LIVE N. OF MONTANA

Single- story home N. of Montana featuring a living room with fireplace, generous dining area and kitchen with stainless steel appliances. The Master suite includes bath, walk-in closet and access to the backyard. The backyard offers ample room to entertain and has a beautiful 72-foot lap pool. The home also includes a family room with its own exterior entrance that could be used as an office. Moments from Montana Ave., Roosevelt School, and the ocean.

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


1808 NAVY ST

Open 11-2

\$2,295,000

4+3

TRADITIONAL



MLS#18-403272

Juliette Hohnen

DOUGLAS ELLIMAN

323.422.7147

NEW

INCREDIBLE SUNSET PARK HOME WITH MODERN DETACHED GUEST HOUSE

This light and bright traditional home offers 3 legal BRs in the main house plus a recently remodeled detached building containing a large studio with kitchenette, full bath, separate office, and a 5-car garage. Off the living room, a spacious patio overlooks Penmar Golf Course with views of the city and ocean beyond. The large street-to-street lot has drought-tolerant landscaping in the front and backyard, plus additional parking for 2 cars in the front. Less than 10 minutes from the beach!

1808Navy.com

14 Santa Monica

Condo / Co-op

1127 12TH ST, UNIT 303

Open 11-2

\$1,099,000

2+2

2sty-MODERN



MLS#18-403272

P. Maurice T. Rustad

RODEO REALTY - BH

310-623-8819

NEW

PRIME NORTH OF WILSHIRE LOCATION!

Crisp and move-in ready, this 2 bedroom + 2 bath + LOFT + private sun deck Townhouse is ready for your meticulous client looking for a prime north of Wilshire location! Remodeled kitchen with stainless steel appliances, stone countertops and great cabinetry, flows into open concept, 2-story ceiling living/dining room with fireplace and lush, green views of adjacent courtyard looking over blooming jacarandas and mountaintops. Spacious loft, with tons of daylight provides wonderful access...

1127twelfthstreet.com

1508 BERKELEY ST, UNIT C

Open 11-2

\$959,000

2+2.5



MLS#18-403272

Regina Vannicola

COMPASS


3106252061

NEW

2BR/2.5BA +loft & private garage townhouse with updated kitchen &recently remodeled baths. Laminate hardwood floors. Kitchen w granite counters &stainless steel appliances. Laundry in. Central HVAC,

Fridge, Dshwsher, Range, Grbg Disp

<b>937 12TH ST #308</b>	Open	11-2	<b>NEW</b>
<b>\$789,000</b>	1+1	CONTEMPORARY	



**CHIC 1 + 1 PENTHOUSE DESIGNER CONDO**

Chic 1 + 1 Penthouse Designer Condo, prime location nestled 1.5 blocks S of Montana . A custom kitchen with s/s appliances & an updated bathroom with designer fixtures. W/D unit, Nest A/C. An open floor plan with lots of windows, fireplace & balcony. Lots of storage space inside the unit. A large walk in closet in master & 2 additional storage spaces within the building. 1 assigned parking space, gated secured garage. Near great shopping & restaurants, minutes from beach & 3rd Street Promenade.

**MLS#18-406916**  
 Sylvia Dunbar 310 766-6000  
 SOTHEBY'S INTERNATIO

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

<b>1200 LACHMAN LN</b>	Open	11-2	<b>red</b>
<b>\$5,345,000</b>	5695000	4+3	



**BREATHTAKING MID CENTURY WITH OCEAN AND CITY LIGHT VIEWS**

Single-level mid century with unobstructed ocean and city light views on an 18,000 plus sf lot in Marquez Knolls. First time this property has come to market in 55 years. Fantastic opportunity awaits for someone to remodel the existing structure, keep as-is, or build new. Located within close proximity to the new Palisades Village, the Bel Air Bay Club and Downtown Santa Monica. This property has it all. Unlimited versatility and rare views, this is not one you will want to miss.

**MLS#18-399536**  
 Christina Collins 310.343.3456  
 HILTON & HYLAND

Co-listed w/ Lisa Optican

<b>515 OCEAN AVE #407N</b>	Open	11-2	<b>red</b>
<b>\$2,500,000</b>	2+3	MODERN	



**OCEAN VIEW SPACIOUS CONDO.**

Santa Monica living at its finest! Large condo with head on ocean views from the living room. Two bedroom suites, den, a large dining room area, an updated kitchen with mountain views, high ceilings, hardwood floors, powder room, floor to ceiling windows. Tons of closets, extra storage space. Large balcony off the living room and master bedroom. Park Plaza building has a pool, gym, meeting room, 24 hour concierge, on-site management, security, valet, side by side parking and much more.

**MLS#18-376120**  
 Kaaren Kurtzman 310-741-4010  
 COMPASS

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

<b>532 SPOLETO DRIVE</b>	Open	11-2	<b>rev</b>
<b>\$14,485,000</b>	6+7.5	TRADITIONAL	



**SOPHISTICATED & TRADITIONAL**

Over 10,500 sqft of luxury living on the very private & exclusive Spoleto Drive in the Palisades Riviera! This home is of the highest quality including a new kitchen & bathrooms. Supremely private grassy backyard complete with pool & spa, farmhouse dining patio, fireplace & BBQ kitchen. Upstairs features 4 en-suite bedrooms, each with balcony & lovely treetop views. Home theater, guest mini-master suite, large office, wine tasting room & cellar, gym with sauna, craft room & billiards room.

**MLS#18-411750**  
 Charles Pence 310.403.9238  
 COMPASS

EXTENSIVELY RENOVATED

<b>701 OCEAN AVE. #PH-G</b>	Refresh.	11-2	671C1	<b>rev</b>
<b>\$3,998,000</b>	2+2.5	1sty-ARCHITECTURAL		




**LUXURIOUS PENTHOUSE**

Sophisticated condominium featuring 2 BD/2.5 BA+ Den of luxurious living. Beautiful ocean views from the spacious terrace. Tremendous natural light from this tranquil top floor NE corner loc. Spectacular rooftop w/expansive ocean views, pool/spa, BBQ area, perfect for entertaining. Concierge 24/7, banquet rm & state-of-the-art fitness room, on-site mgmt. Pvt storage rm & 2 SxS pkg. spaces. Close to upscale restaurants & boutiques.

**MLS#18-382632**  
 Julie Lovett 3108993514  
 COLDWELL BANKER RESI

WWW.701OCEANAVEPHG.COM

<b>1062 MARONEY LN</b>	Open	11-2	<b>rev</b>
<b>\$7,675,000</b>	6+8	MODERN	



**NEW CONSTRUCTION MODERN FARM HOUSE!**

Come experience this beautiful 6 bed, 8 bath new construction Farm House Modern style home. 125 ft frontage on a great cul de sac. Indoor outdoor living w/ open floor plan. Home is 7,597 ft. Beautiful 9 1/2 inch oak floors 4 bedrooms upstairs, w/ spacious Master w/ his & her baths & closets Lower level has theater, family rm & a bedroom suite. On a spacious all flat 12,478 sq ft lot(.29 acre) Surrounded by beautiful majestic & mature trees, w/ a pool & cabana. A few mins to the Palisades new village

**MLS#18-407834**  
 Anthony Marguleas  
 AMALFI ESTATES

www.1062Maroney.com

## 15 Pacific Palisades

Single Family

<b>1027 KAGAWA ST</b>	Open	11-2	<b>NEW</b>
<b>\$6,195,000</b>	6+8		



**NEW CONSTRUCTION IN PRIME PALISADES!**

Beautifully appointed in prime Palisades, this modern farmhouse is walking distance to the Village with 6 bedrooms, 8 baths, 3 levels, home theater, family rooms, and 2 laundries. A gourmet kitchen leads to a lush private backyard with pool and BBQ. High-ceilings, oak floors, wainscoting, custom tiles, and detailed molding throughout. Master has sitting area, fireplace, and balcony, and all bedrooms are all en-suite. The basement has a theater, entertaining area, bar, and gym. Not to be missed!

**MLS#18-409778**  
 Robert Winans 310-722-8456  
 COLDWELL BANKER - BW

CO-LIST: JACQUELINE CHERNOV 310-403-7557

<b>847 CHAUTAUQUA</b>	Open	11-2	<b>rev</b>
<b>\$4,695,000</b>	5+6	2sty-CAPE COD	



**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 5 1/2 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.

**MLS#18-389698**  
 Jacqueline Chernov 310-403-7557  
 COMPASS

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

<b>1238 VILLA WOODS DR</b>	Open	11-2	<b>NEW</b>
<b>\$4,495,000</b>	4+4	2sty-RANCH	




**CHARMING TRADITIONAL HOME**

A California Traditional home in Will Rodgers historic state park. A large gracious light filled living & dining room w/ high ceilings, h/wood floors. The kitchen opens to dining & family room w/ fireplace opening to tree lined grassy yard. 3 bed & 3 baths on the first floor, one of which was the original master w/ French doors opening to patio and yard. High beamed master suite w/ a study, walk in closet, master bath & wonderful deck to view the majestic redwood trees & private yard.

**MLS#18-388242**  
 Mary Beth Woods 3103827273  
 COLDWELL BANKER RESI

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

<b>15511 EARLHAM ST</b>	Open	11-2	<b>rev</b>
<b>\$2,999,500</b>	5+4	TRADITIONAL	



**OCEAN AND MOUNTAIN VIEWS**

Ocean and mountain views, great location, two doors down from the bluffs, sits this inviting opportunity. South of Sunset, West of Via, with hardwood floors and fresh paint, this 4 bedroom and guest space/5th bedroom with exterior entrance has great possibilities for updating, expansion, with a lovely lot for building your dream house. Enjoy special neighborhood access to sunsets on the cliff, the perfect location between Caruso's new project and the ocean. 82 ft of frontage on Earlham.

**MLS#18-359778**  
 Paula Ross Jones 3102555449  
 SOTHEBY'S INT. RLTY

**15 Pacific Palisades** Condo / Co-op

<b>860 HAVERFORD AVE #306</b>	Open	11-2	<b>NEW</b>
<b>\$1,350,000</b>	2+2	SPANISH	




**IN THE HEART OF PALISADES VILLAGE**

Ideally located half a block from Gelson's and one block to the Village. Easy living and great for entertaining with an open floor plan from kitchen into dining room, living room, and balcony. Kitchen has granite counter tops, breakfast nook/bonus space. Luxurious Master Suite with generous walk in closet. Come enjoy all the Palisades and the new Village Center has to offer, from restaurants, shops, beaches, hiking trails, parks, and yes...even a new movie theater, all at your doorstep!

**MLS#18-409326**  
 Respondek / Mollica 310-255-5411  
**SOTHEY'S**

Move-in ready, single level condo

<b>1549 PALISADES DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,195,000</b>	2+3		



**WWW.1549PALISADESDR.COM**

This recently updated, corner unit in the Michael Lane Villas has wood floors, high ceilings, abundant light, and vistas of mountains and treetops from three sides. Surrounded by nature w/easy access to hiking trails, the beach and the newly embellished amenities of the Palisades Village, this home presents an ideal opportunity to enjoy a quiet retreat minutes away from all the Palisades has to offer.

**Ellen McCormick** 3102303707  
**BERKSHIRE HATHAWAY**

www.1549PalisadesDr.com

<b>16137 W SUNSET BLV, UNIT 301</b>	Open	11-2	<b>NEW</b>
<b>\$875,000</b>	2+2	2sty-CONTEMPORARY	



**TWO STORY, PENTHOUSE WITH PEEK-A-BOO OCEAN VIEWS!**

Spacious 2 Bedroom/2 Bath + Loft, Corner Penthouse unit, with soaring high ceilings, tons of natural light, & an excellent floorpan. Wonderful Kitchen with informal dining area, flows to formal dining room & step-down living room with fireplace. Ensuite master bedroom is appointed with high ceilings, private balcony & plenty of closet space. Spiral stairway leads to loft area with a private balcony, that's perfect for an office or 3rd bedroom. In unit laundry. 2 side by side parking spaces

**Christina Arechaederra** 310-776-0945  
**KELLER WILLIAMS PP**

**15 Pacific Palisades** Lease

<b>1264 MONUMENT ST</b>	Open	11-2	<b>NEW</b>
<b>\$19,500</b>	4+4.5	2sty-CONTEMPORARY	




**EPIC OCEAN VIEWS**

This modern construction features a beautiful open layout accented by natural light & top-tier finishes. Through the two-story foyer, one is led into the expansive great room, formal dining area & kitchen. Just beyond the interior lies a large outdoor patio, built-in kitchen, deck, pool & spa, ideal for relaxing & entertaining. The second story is accessed via a floating staircase where one can find three bedrooms, including the master that showcases a two-sided fireplace, bath & balcony.

**SMITH & BERG** 310.500.3931  
**COMPASS**

1264monument.com

<b>309 BELLINO DR</b>	Open	11-2	<b>NEW</b>
<b>\$9,450</b>	4+4	2sty-CAPE COD	



**BEAUTIFUL CASTELLAMMARE HOME WITH OCEAN VIEWS**

Ocean breezes enjoy this peaceful life near the beach. This beautifully maintained home has Four bedrooms/four baths,family/media room,loft office.Enter to private courtyard to home.Wood floors fireplace beautiful yard with ocean and mountain views.Hot Tub barbecue.Short drive to Caruso shopping center with movie theater great restaurants and shops.Hiking trails and minutes to the beach and Getty Villa

**Adrian grant** 3109627142  
**COMPASS**

built ins,fireplace,hot tub washer/dryer

**16 Mid Los Angeles** Single Family

<b>1815 S REDONDO BLVD</b>	Open	11-2	<b>rev</b>
<b>\$949,000</b>	3+3	ARCHITECTURAL	



**2 SOLD IN 2 WEEKS! 11 NEW HOMES IN MID CITY!**

Introducing Mid City 11, a new collection of single-family homes. The open layouts feat. wood flooring throughout, floor to ceiling windows for natural light, seamless flow to the kitchen w/center island, Stainless Steel appliances, dining area, & patio. Upstairs find 2 BR, 1 BA, & laundry room. On it's own level is the Master Suite w/2 WIC, dual sink vanities, rain fall showers w/built-in bench & patios w/views - Private 2-car garages w/direct entry, car charger ready & multi-zone HVAC systems.

**MLS#18-405346**  
**Grant Linscott** 323-300-1110  
**KELLER WILLIAMS REAL**

Dshwshr,Hood Fan,Micro,Fridg

**16 Mid Los Angeles** Income

<b>2309 WEST VIEW ST</b>	Open	11-2	<b>rev</b>
<b>\$549,000</b>		SPANISH	



**MLS#18-407884**  
**Carole Gillie** 310-621-2699  
**COMPASS**

None

**17 Mid-Wilshire** Condo / Co-op

<b>702 SOUTH SERRANO AVENUE #802</b>	Open	11-2	633H3	<b>NEW</b>
<b>\$1,250,000</b>	3+3	CONTEMPORARY		



**PENTHOUSE WITH A VIEW!**

Premium Contemporary Penthouse located in the Mid-Wilshire area, with spectacular views of the city and Metropolitan Downtown! This Luxury Condo was built 2007 by NBGI It is south-east facing. The living room is surrounded by over-sized glass and a balcony with stunning Panoramic City views. It offers 3 bedrooms, 2.5 baths with laundry inside. The kitchen offers a Viking Stove, Miele dishwasher, high-end cabinetry, and quartz counters. Don't miss this amazing chance to reside in this Penthouse.

**MLS#818005357IT**  
**Margaret Mar** 323.350.8290  
**BERKSHIRE HATHAWAY H**

Dshwshr,Grbg Disp,Intrcm



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**Questions? Call 310.358.1833**

TUESDAY

## 18 Hancock Park-Wilshire

Single Family

<b>4046 W 7TH ST</b>		Open	11-2
<b>\$1,888,000</b>	7+5	2sty-MODERN	

**NEW**

**WILSHIRE PARK - OVER 5,000 SQ FT - UPGRADED 7 BED + 5 BATH**

Located just S of Wilshire Blvd in coveted Wilshire Park HPOZ. Large modern home has been re-imagined and upgraded w/huge gourmet kitchen - center island, new SS appliances and over 5,000 sf living area per tax rolls. Enormous double living room w/separate conversation areas, formal DR and 10 ft vaulted ceilings, patio area. 2 bed+2 baths downstairs. Upstairs are 5 bed+3 baths w/ Master Suite & huge walk-in closet, soaking tub and glass SS, an open Family Room area w/access to balcony. Must See!

**MLS#18-408106**

Gary Tani 3102130522  
COLDWELL BANKER SPEC

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

<b>570 N IRVING BLV</b>		Open	11-2
<b>\$1,799,000</b>	3+2	TUDOR	

**NEW**

**TURNKEY TUDOR REVIVAL BUNGALOW IN LARCHMONT**

Turnkey home in one of the most desirable neighborhoods of LA. 3 bed, 2 bath home features hardwood floors, gas fireplace & formal dining room opens to outdoor patio. Kitchen features custom cabinets, marble counters, Sub-Zero fridge, Wolf range, Bosch Dishwasher & Thermador double wine chiller. Backyard w/ large deck w/ pergola, large in ground spa w/ waterfall & gas fire-pit w/ lounge area. Integrated sound system, Nest connected. Close proximity to Larchmont village & Paramount Studios.

**MLS#18-410532**

John Duerler 323.462.2748  
HANCOCK HOMES REALTY

www.570Irving.com

<b>250 N BEACHWOOD DR</b>		Refresh.	11-2
<b>\$1,395,000</b>	3+2	1sty-SPANISH	

**NEW**

**STYLISH SPANISH NEAR LARCHMONT VILLAGE**

Remodeled light filled Spanish in sought after Windsor Square is only two blocks from Larchmont Village. As you enter you're greeted by a large living room w/fireplace & stunning windows to let in the light. Spacious dining room is open to updated kitchen. Master suite w/walk in closet + bath w/dual sinks & stylish steam shower. Two additional bedrooms w/Jack & Jill bathroom have great closets & plenty of light. Covered patio w/fountain + private grassy backyard. Detached garage + storage shed.

**MLS#18-402900**

Angela Bond 310.666.5052  
KW LARCHMONT

www.WindsorSquareListing.com

<b>206 S RIMPAU</b>		Open	11-2
<b>\$9,995,000</b>	6+7	SPANISH	

**rev**

**BRAND-NEW CONSTRUCTION SPANISH-CONTEMPORARY ESTATE**

One of the only newly built homes in Hancock Park, this spectacular Spanish-Contemporary showcases grand-scale living spaces, exquisite finishes and sweeping views of the Wilshire Country Club golf course. Automated Fleetwood doors off the great room and incredible chef's kitchen open to a grassy backyard with infinity-edge pool. A sophisticated master suite with spa-like bath, sprawling ballroom with restaurant-caliber bar, plush cinema and Crestron system complete this rare offering.

**MLS#18-405200**

Jon Grauman 4242382484  
THE AGENCY

BBQ,Blt-Ins,Dshwshr,Dryer,Frzr

<b>161 N JUNE ST</b>		Open	11-2
<b>\$5,999,999</b>	7+6.5	2sty-SPANISH	

**rev**

**FIRST TIME ON MARKET IN 60 YEARS**

Architectural Jewel. A rare opportunity. Statuesque original details throughout.All the elements of a Hancock Park Spanish treasure abound. 2 story entrance with dramatic staircase. Tiles, arches, stenciled and coffered ceilings, iron work. Wood beamed ceilings. Wood carved doors. Wood paneled library. Glorious sunroom with European tilework. Lovely paneled library with fireplace. Elegance. Red brick patio abuts blue pool and spa Apartment over garage and 3 car parking.

**MLS#18-404926**

The Woodwards 323-762-2571  
KELLER WILLIAMS LARC

Elevator and Apartment above garage

<b>634 N CHEROKEE AVE</b>		Open	11-2
<b>\$3,090,000</b>	4+5	2sty-SPANISH	

**rev**

**SPECTACULAR SPANISH IN HANCOCK PARK!**

Spectacular Spanish with 4 bedrms upstairs each with own luxury bath and balcony! Huge open gourmet kitchen with family rm both overlook lush yard, pool & patio bar. Vaulted, beamed ceiling in grand living rm hides movie screen & projector. Formal dining rm, walk in pantry/bar plus elegant powder rm down. Master has 3 closets and private lounging balcony with fountain. Tremendous details throughout: hand-hewn looking floors; loads of closet space; security sys, garage doubles as Rec room; HPOZ.

**MLS#18-410464**

Lisa Hutchins 323-216-6938  
COLDWELL BANKER RES.

Dshwshr,Grbg Disp,Rng/Ovn,Fridg

<b>901 S MUIRFIELD RD</b>		Open	11-2
<b>\$2,195,000</b>	3+3	MID-CENTURY	

**rev**

**1938 STREAMLINE MODERNE IN BROOKSIDE**

Situated in the highly-desirable enclave of Brookside, this jewel box mini-compound showcases period-appropriate details with the features necessary for today's California lifestyle. With over 2,300 square feet of living space - including a fully permitted detached guest house, this classic California architecture is rare. Spotlighted in the pages of design standards California Home & Design, and House & Garden.

**MLS#18-410532**

Eric Lavey 3109086800  
THE AGENCY

Dshwshr,Dryer,Grbg Disp,Micro,Other

<b>4618 W 6TH ST</b>		Open	11-2
<b>\$1,549,000</b>	3+3.5	2sty-FRENCH	

**rev**

**HANDSOME LIGHT FILLED FRENCH STYLE IN WINDSOR SQUARE!**

3 bedrooms & 3.5 baths in 3rd Street School. Welcoming entry + open staircase w/skylight! Entertainer's scale Living Room! Sunny eat-in kitchen, Dining Rm, & Library-All view to yard w/rm for pool. Library has powder & dressing rm. Additional front facing bed+bath down. Upstairs expansive master bedroom spans entire length of house w/2 walk in closets & sitting area, dressing rm & bath. Huge balcony. Additional bed & bath up. Basement (could be wine cellar), 2 car gar., HPOZ, A/C, Trust sale.

**MLS#18-402900**

Lisa Hutchins (323) 216-6938  
COLDWELL BANKER RES.

Dshwshr, Garbg Disp, Range/Oven, Fridge

<b>860 1/2 S WILTON PL</b>		Open	11-2
<b>\$899,000</b>	3+3	MODERN	

**rev**

**NEW HOMES! 3.62% 30 YR FIXED RATES AVAILABLE!**

These new homes offer a SPECIAL 3.62%, 30 YR FIXED MORTGAGE for qualified buyers to have your payment lower than renting. Welcome to Wilton Place, 10 new single family homes in Ktown! The open layout feat. wood floors throughout, picture windows for natural light and seamless flow to the kitchen w/custom cabinetry, dining area & patio. Upstairs are 2 BR, 2 BA incl. the Master Suite w/dual sink vanity & freshly tiled bath. Downstairs off the 2 car garage is a BR that doubles as a perfect office.

**MLS#18-388156**

Grant Linscott 323-300-1110  
KELLER WILLIAMS REAL

Dshwshr,Fridg

## 18 Hancock Park-Wilshire

Condo / Co-op

<b>647 WILCOX AVE #1H</b>		Open	11-2
<b>\$499,000</b>	1+2	TRADITIONAL	

**NEW**

**STUNNING 1BR 2BA CONDO IN GUARD GATED COMPLEX**

Stunning, move-in ready 2nd floor condo (unit number indicates 1st floor, but it's above the ground level garage) in the beautiful, guard gated Hancock Park Terrace complex. This large 1br, 1.5 bath has a cool urban NYC vibe to it that you'll feel as soon as you walk in. Double door entry way, bright, sunny living room w/separate dining area, concrete floors, David Hicks Hexagon wallpaper and balcony. Stainless appliances and large pantry. HOA include water, cable, onsite mgmt, EQ insurance.

**MLS#18-410988**

Jefferson Hendrick 3232517883  
KW HOLLYWOOD HILLS

Dshwshr, W/D,Grbg Disp,Hood Fan,Other

19 Beverly Center-Miracle Mile

Single Family


6361 DREXEL AVE

Open 11-2

\$3,995,000

4+5

MODERN



MLS#18-408674

Victoria Benmoshe 323-252-4837

KELLER WILLIAMS REAL

Breathtaking Modern New Construction Home. Rich, Rustic Architecture meets Modern Amenities and Details. This Control 4 Smart Home has a seamless open floor plan with bi folding doors that leave the home open and inviting. Incredible gourmet kitchen equipped with Thermadore appliances. The backyard features a pool/spa, cabana and built in bbq. This stunning home is approx 3649 sq ft with 4 bedrooms, 4.5 bath's , a master suite with fireplace, balcony, walk in closet.. Additional rooftop deck.

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

NEW


100 S LAUREL AVE

Open 11-2

\$2,495,000

3+3

SPANISH



MLS#18-397826

Eric Lavey 3109086800

THE AGENCY

SUPER-CHIC SPANISH IN BEVERLY GROVE

Situated in the heart of Beverly Grove, this romantic 1925 courtyard Spanish has been meticulously modernized by a publicized designer who was previously featured in Elle Décor and House Beautiful. Sited on an almost 6,500-SF lot, a private gated entry opens into a landscaped retreat. Features include a wood burning fireplace, multiple outdoor seating areas, wide-open kitchen, and master bedroom with en-suite bathroom. A detached one-bedroom, one-bathroom guest suite completes this offering.

Built-Ins, Refrig, Washer, Dryer, Other

NEW

1157 S POINT VIEW ST

Open 11-2

\$1,435,000

3+2

1sty-SPANISH



MLS#18-410432

Frank Bruno 3103097226

KELLER WILLIAMS

HISTORIC CARTHAY SQUARE SPANISH

On the best block and one of the best wide streets in Carthay Square Great location! You are instantly transported back to an era of simplicity and architectural beauty. The large living room features a towering coved ceiling, flanked by white oak original hardwood floors. Clean brick-work adorns the fireplace, and a large picture window frames the view of the charming neighborhood. Clean and livable, but may also be easily cosmetically updated to put your own stamp on it! Great yard!

www.CarthaySquareLA.com

NEW

1819 S REDONDO BLVD

Open 11-2

\$1,125,000

3+3

ARCHITECTURAL



MLS#18-406892

Grant Linscott 323-300-1110

KELLER WILLIAMS REAL

11 NEW VIEW HOMES IN MID CITY!

Introducing Mid City 11, a new collection of single-family homes. The open layouts feat. wood flooring throughout, floor to ceiling windows for natural light, seamless flow to the kitchen w/center island, Stainless Steel appliances, dining area, & patio. Upstairs find 2 BR, 1 BA, & laundry room. On it's own level is the Master Suite w/2 WIC, dual sink vanities, rain fall showers w/built-in bench & patios w/views - Private 2-car garages w/direct entry, car charger ready & multi-zone HVAC systems.

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

NEW

171 S VISTA ST

Open 11-2

\$2,795,000

4+5

2sty-SPANISH



MLS#18-395118

The Sunset Team 310.274.3900

KW DOWNTOWN LA

MAJOR PRICE REDUCTION

Timeless Spanish Colonial Revival remodeled with chic contemporary flair. This 4 bedroom & 4.5 bathroom dream home, complete with new saltwater pool & spa. The bright & airy abode is outfitted with a gourmet kitchen that can cater to chefs of any variety. Spacious formal dining & living rooms. A super-sized Master suite with luxe bathroom, & enviable guest bedrooms keep the "wow's" coming upstairs. An unparalleled level of quality & taste amongst finishes make this home truly a must see!

171Vista.com

red

428 N LA JOLLA AVE

Open 11-2

\$4,748,800

5+5.5

2sty-CONTEMPORARY



MLS#18-400858

Omega Group-Todd Michaud 310.429.8191

KELLER WILLIAMS HH

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

rev

6606 LINDENHURST AVE

Open 11-2

\$2,299,000

4+3

TUDOR



MLS#18-397826

Rosalie Klein 310.261.8878

THE AGENCY

STATELY TWO-STORY ENGLISH TUDOR

Great location on a beautiful tree-lined Beverly Grove street. This home is loaded with old-world charm that melds with modern updates. The large family opens to pool sized 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, and LACMA.

Large family Room & Room for Pool

rev

19 Beverly Center-Miracle Mile

Condo / Co-op

1101 S HOLT AVE #3

Open 11-2

\$772,828

2+2

CONTEMPORARY



MLS#18-387386

Jana Jones-Duffy 3106120831

COLDWELL BANKER RESI

SURPRISINGLY SPACIOUS 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!

Fridg

red

1135 S SHENANDOAH PH#402

Refresh. 11-2

\$985,000

3+3

CONTEMP MED



MLS#18-405046

Lori Hashman Berris 310-880-3061

SOTHEY'S INT REALTY

GORGEOUS JUST STAGED PENTHOUSE 3 BEDROOM CONDO!!

Luxurious & Spacious turn-key Penthouse in a wonderful central location! Rear corner unit situated in a stylish & secure Mediterranean building w/magnificent city views. Expansive great room floor plan w/open kitchen, dining area & living rm w/fireplace. Large patio. Gourmet kitchen w/granite counters, stainless steel appliances. Master suite w/large walk-in closet & spa-like bath. Two large guest bedrooms. Brazilian cherry wood floors, high ceilings, crown moldings, recessed lighting. Show Cold

Cbl,Dshwshr,Dryer,Frzr,Grbg Disp,Other

rev

THE MLS.com

NEW & Improved Reports!

VESTA PLUS™ Features Now Available on The MLS™

TUESDAY

TUESDAY


19 Beverly Center-Miracle Mile Income

1339 S ORANGE DR

Open 11-2

\$1,999,000

Duplex 2sty-COUNTRY ENGLISH



MLS#18-389034

STACEY BABBITT  
COLDWELL BANKER

3108046027

ENCHANTING AND MAGICAL ENGLISH COUNTRY

Majestic Country English Corner Duplex Townhouse Style - ATTENTION Owner/Occupiers, Investors and Mom and Pop Investors - Beautiful 3 bed/2 bath + huge family room is now VACANT. Projected rent to be \$ 4800.00 bringing total gross monthly income to \$ 8300. This vacant unit feels like a home with large living room, formal dining, wonderful family room with access to terraced yard. 2 Beds up, 1 Bed down. The units only share 1 wall. This is A MUST SEE - real pride of ownership/motivated!

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

NEW

20 Hollywood Single Family

722 N MCCADDEN PL

Open 11-2

\$2,595,000

3+3 COUNTRY ENGLISH



MLS#18-410968

Nancy Osborne  
HALTON PARDEE

310-795-6600

ENGLISH COUNTRY ELEGANCE MEETS MODERN LIVING

This 1922 designer-inspired English Country home awaits you. No expense was spared on the exquisite details of this sun-drenched, captivating home. Wander up the manicured walkway to the sitting porch where a stunning arched doorway welcomes you. While keeping the original charm intact, the home offers modern living for today's smart, one-touch technology. An original Batchelder fireplace showcases the living area, which flows seamlessly into the dining, kitchen, and family rooms.

www.HaltonPardee.com

NEW

1829 N KENMORE AVE

Open 11-2

\$1,895,000

3+4 MODERN



MLS#18-409398

Nicole Contreras  
NOURMAND & ASSOC.

310.614.4952

A MUST-SEE LOS FELIZ STUNNER

A must-see Los Feliz stunner by famed architectural firm Rios Clementi Hale Studios. This modern home has its own outdoor space equipped with a built-in fire pit and benches. The interior has floor to ceiling and corner windows, tons of light, and an open floor plan. This single-family residence with no common walls envelope a three-story floor plan constructed to enhance privacy. There is a private entrance, private ground-level patio and 2-car direct entry garage.

www.nicolecontreras.com

rev

21 Silver Lake - Echo Park Single Family

2592 ADELBERT AVE

Refresh. 11-2

\$1,368,000

3+3 COTTAGE



MLS#18-407516

Nicholas Hedberg  
KW SILICON BEACH

7035872918

SILVER LAKE REMODEL WITH VIEWS AND OUTDOOR LIVING

This stunning property with breathtaking views is another Belle Hampton masterpiece. Enjoy views of the Angeles National Forest with large windows and an ideal blend of indoor and outdoor living spaces including an outdoor fire pit. Reclaimed wood accents throughout the house highlight the attention to detail of this custom remodel with vaulted ceilings throughout. Property has a new roof, electric, plumbing, HVAC, tankless water heater and soft close cabinets. Bonus rec room.

Dshwshr,Grbg Disp,Fridg

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

2304 VESTAL AVE

Open 11-2

\$1,499,000

3+3 2sty-CONTEMPORARY



MLS#18-400966

Tori Horowitz  
COMPASS

323-203-0965

RUSTIC LODGE IN ECHO PARK. COME HOME FOR THE HOLIDAYS!

This unique lodge-style, home on an expansive corner lot in Echo Park ,feels like your very own lake retreat in the heart of the city.Impressive 2sty atrium with soaring ceilings and skylight. Relax and entertain on the enormous deck that overlooks an addl lot. Zoned R2.The possibilities are endless.The house comes equipped with a solar system on the roof, which affords significant savings on your monthly electric bill.Settle in as-is or use your imagination to take it to the next level.

Dshwshr,Rng/Ovn,Fridg

red

22 Los Feliz Single Family

2221 MOUNTAIN OAK DRIVE

Open 11-2

\$1,580,000

3+4 1sty-RANCH



MLS#218011817VC

Matthew O'Keefe  
COMPASS

(805) 338-1020

DRASTICALLY REDUCED FOR IMMEDIATE SALE

Exquisite Sweeping panoramic views of Griffith Observatory, Downtown LA & Skyline.. Home has Fresh Paint & New Carpet (Hardwood underneath), Exquisite Entertainer's Kitchen w/ Dining Area, "Classic" Walk-in Bar; Huge Living Area w/ Cozy Double-sided Flagstone Fireplace; Wonderful Master Suite w/Huge Dressing Area, Closets & en suite Bath. Home also features Central Air; Indoor Laundry; Private balcony; Large wrap-around Patio; Outdoor Grill. Immeasurable Charm and Breathtaking Views.

Dshwshr,Dryer,Grbg Disp,Fridg,Wshr

red

3687 SHANNON RD

Open 11-2

\$2,199,000

2+3 TRADITIONAL



MLS#18-405198

Carter + Orland Estates  
KELLER WILLIAMS REAL

www.carterorlandestates.com

CHIC CONTEMPORARY W/GOLF COURSE VIEWS

Romantic Traditional, set behind gates and very private. Open the front door and be captured by large picture windows overlooking a sea of green (Griffith Park and golf course views). Interiors compliment view with dark, rich wood floors, and recessed lighting. Elegantly updated kitchen & baths. Large living room w/terrace, fireplace, and built- ins. Master w/fireplace + walls of glass to frame park views. Redone Master bath w/ Marble tub & designer tile. Chic cook's kitchen w/Viking appliances.

rev


28 Culver City Single Family

10905 KELMORE ST

Open 11-2

\$1,269,000

3+2 TRADITIONAL



MLS#18-405198

Heather Coombs Perez  
COMPASS

3102597419

CHARMING HOME IN CULVER CITY'S LOWER CULVER CREST!

3 bed, 2 bath, 1310 sq. ft home. Bright lvng rm w/picture window & hardwood floors opens onto the dining area & ktchn. Galley ktchn w/expansive counter tops, ample quality cabinetry & stainless steel appliances. Master bed w/bath has access to rear yard through newer double doors. All systems have been upgraded & well maintained: Newer vinyl windows, Newer roof, Central Heat, Copper plumbing, Upgraded electrical. Electric gate to back yard & detached garage equipped w/plumbing, electric & gas.

Fridge, Stove/Oven, Dishwshr, Wshr, Dryr

NEW

28 Culver City Condo / Co-op

6103 SUMMERTIME LN

Open 11-2

\$435,000

1+1 1sty-MODERN



MLS#18-405198

Randy Freeman  
BERKSHIRE HATHAWAY

310-420-9242

randyfreeman4realestate.com

Spacious unit in beautiful Lakeside Village. Light/bright living/dining room Great updated kitchen w granite counters& newer appliances. Master is large..Wood-style Laminate floors! 24/7 guard-gated

NEW

29 Westchester

Single Family

6432 WYNKOOP ST

Open 11-2

\$2,195,000

5+4

2sty-TRADITIONAL



NEW

EXCEPTIONAL NEW EAST COAST TRADITIONAL

Exceptional, refined new East Coast Traditional. Major ground up construction with light-filled flow. Wonderful home for entertaining, with expansive open living, dining and great rooms. Gourmet kitchen. Master suite aerie with spacious volume. Three additional bedrooms up, with second-story landing den. Practical first floor office. Handsome European Oak hardwood and custom millwork. A serene, oasis, blending indoor/outdoor living, comfort, and unparalleled design.

Todd Baker

310-801-1475

COLDWELL BANKER

www.6432Wynkoop.com

30 Hollywood Hills East

Single Family

2356 HOLLYRIDGE DR

Open 11-2

\$3,695,000

4+4

COUNTRY FRENCH



NEW

HIP HOLLYWOOD HILLS HOME WITH VIEWS!

Gated, private and fully automated smart house, this formerly celebrity-owned estate is an entertainer's paradise that blends character and modern updates. The main level offers formal living room with views of downtown, formal dining room, beautiful chef's kitchen, breakfast room, family room with loft, powder room, and patio. The bedrooms are found on the 2nd level, the 3rd level houses a spectacular original log cabin, bathroom, and gym, while a separate studio is on the 4th floor.

MLS#18-410688

Juliette Hohnen

323.422.7147

DOUGLAS ELLIMAN

Co-listed w/ Annie Stewart 310.926.0434

6402 IVARENE AVE

Open 11-2

\$1,799,000

4+4

MEDITERRANEAN

NEW



JUST REDUCED HOLLYWOOD DELL WITH VIEWS

Surrounded by manicured lawns and stately trees, a stunning, private, double-lot Mediterranean designed for indoor-outdoor entertaining. Views take in miles of verdant scenery. Details include vaulted ceilings, tilework, fine cabinetry, and hardwood, tile, or terra cotta floors. Living room with fireplace and adjoining sun porch, formal dining room, fully paneled office, master with sunroom. Magnificent terraced grounds with lawns, dining patio, and room for a pool. A Hollywood Dell treasure.

MLS#18-388640

J. Rey/D. Hamilton

213.308.1005

COLDWELL BANKER

HUGE DOUBLE LOT

3056 ARROWHEAD DR

Open 11-2

\$2,695,000

4+3

2sty-MODERN

rev



MODERN MASTERPIECE

Stunning Architectural meticulously rebuilt (2018) from top to bottom. Sited on over 1/4 acre (assr) w/swimmers pool & spa, grassy yard, built-in BBQ kitchen & fire pit. Design includes: 2-story Stacked stone entry wall, Floating staircase w/glass panel railing & Wide plank wood floors. Cutting-edge kitchen features integrated appls & center island w/marble waterfall counter. Master suite has large walk-in closet & Spa bath. 1st level bedroom ideal for guest/office. Smart home

MLS#18-384288

Terry Canfield Schmidt

323-854-4607

BHHS-BH

BBQ,Dshwshr,Hood Fan,Fridg,Ov/Rng

3441 LA SOMBRA DR

Open 11-2

\$1,335,000

3+2

2sty-MID-CENTURY

rev



CHIC REMODELED MID-CENTURY MODERN

Open floor plan Living & Dining area share a stone surround fireplace, bamboo floors & wall of windows/French doors that open to the deck with Treetop views. Adjacent den/office. Upgraded kitchen features black Quartz counters & Viking appliances. Serene master & Spa baths. Lower level family room with fireplace opens to a private grassy yard with orange trees & patio. Solar tube skylights & security system. Newer garage door & roof, newer plumbing & electrical upgraded to 200 amp. Central HVAC.

MLS#18-404312

Rose Ware

213-369-9171

BHHS-BH

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

6435 INNSDALE DR

Open 11-1

CHIC!

\$11,495

5+4

ARCHITECTURAL

NEW



NEWLY-RENOVATED LAKE HOLLYWOOD HOME FOR LEASE!

SPECIAL CHAMPAGNE TWILIGHT OPEN HOUSE TUESDAY 5-7P. Imagine floating above Lake Hollywood and resting below the Hollywood sign. Sounds like a dream...or at least a dream location. But 6435 Innsdale Drive in Hollywood California is a reality, and fits that dreamy description. This exemplary example of modern Hollywood architecture features 5BR's (including a master suite with city lights views) and 4BA's. Public rooms are showcased in its open floor plan. Pool/spa. Open TUESDAY 11A-1P.

MLS#18-392832

JEFF YARBROUGH

323.854.4300

L.A. LUXE GROUP | KW

CHAMPAGNE TWILIGHT OPEN HOUSE TUE 5-7P

5824 MEADOWLARK PL #2

Open 11-2

\$2,149,000

4+3.5

CONTEMPORARY

NEW



BEAUTIFUL, COURTYARD FACING TOWNHOME IN PLAYA VISTA

With three points of entry, open floorplan & lux finishes throughout, this home is prepared to cater to all lifestyles. Living w/built-in bar w/wine fridge & expansive windows. Bright kitchen w/eat-in island, ss Viking appliances & flows to balcony. Master w/built-in office nook & decadent bath w/dual vanity. Additional features include laundry room, LG washer/dryer, garage w/direct access, community courtyard w/BBQs & more! Moments from shops & entertainment,this coastal gem won't last long!

MLS#18-408260

SFJones/MSchlosser

310.579.2200

COMPASS

5824meadowlark2.com

13031 VILLOSA PL #141

Open 11-2

\$975,000

2+3

CONTEMPORARY

NEW



PLAYA VISTA TOWNHOUSE, OPEN FLOOR PLAN, UNDER \$1M

This spacious, classy townhouse style unit is located in the Serenade Building. 2 bedrooms, 2.5 bathrooms, 1680 sq/ft. Hardwood floors in living room. Open kitchen with tons of cabinetry & counter space. Stainless steel appliances. High ceilings. Tons of natural light. Master bedroom has walk-in closet & balcony. Central air/heat. Gas fireplace. Laundry inside. 2 parking spaces. Centrally located and close to Centerpointe Club, Concert Park and all Runway shops. Whole Foods, LAX, Silicon Beach.

MLS#18-409478

Matthew Paul

3104993579

RODEO REALTY INC.

Dshwshr,Dryer,Grbg Disp,Intrcm,Micro,Oth

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✓ Driving Directions

THE MLS.com

TUESDAY

41 Park Hills Heights Single Family

✕ 2709 RODEO RD

MLS#18-411300

Tia Hughes  
COMPASS

Lunch 11-2

3+2 1sty-CONTEMPORARY

310-651-8453



**NEW**

**ENJOY LUNCH @ A MODERN GEM WITH GORGEOUS YARD ON OBAMA BLVD**

Located On L.A.'s Newest Street In Leimert Park: "Obama Blvd." Secluded Behind A Fence W/ Green Hedges. Spacious Floor Plan/ Kitchen With New Cabinets, Quartz Counters, Stainless Steel Appliances & Skylights! Laminate Floors, Laundry Hookups & Bath W/ Soaking Tub. Master Bedroom With En Suite Bathroom, Rainforest Shower. Finished Garage At The End Of The Long Driveway. Backyard W/ Expansion Potential On R2 Zoned Lot. NEW: Plumbing, Roof, Electrical, HVAC, Windows, Doors, Fireplace & Landscape.

www.2709Rodeo.com

42 Downtown L.A. Condo / Co-op

4125 S FIGUEROA ST #406

MLS#18-411584

T. Rustad P. Maurice  
RODEO REALTY - BH

Open 11-2

1+1 UNKNOWN

310-623-8825



**NEW**

**1+1 TOP FL CONDO W/DTLA VIEWS. MOMENTS TO USC.**

Bright and airy, top floor condominium with DTLA skyline views. This move-in ready 1 bed, 1 bath unit features hardwood floors, recessed lighting, high ceilings, spacious bedroom with tons of closet space, updated eat-in kitchen with stone counters and vintage tile bath. This classic 1920's courtyard building offers gated and secured access with overnight security guard, gym, dog run, onsite laundry, central courtyard and gated parking. HOA dues are \$415/mth.

4125Figueroa.com

62 Encino Single Family

15958 HIGH KNOLL RD

MLS#18-399086

Laurent Louvet  
KELLER WILLIAMS BH

Open 11-2

5+6 2sty-CONTEMPORARY

3109689978



**rev**

**LUXURIOUS DESIGNER DONE ENTERTAINERS PARADISE**

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

www.TheLouvetGroup.com

73 Studio City Single Family

12954 BLAIRWOOD DR


MLS#18-410186

Donovan Healey  
HILTON & HYLAND

Refresh. 11-2

5+6 MODERN

310.903.1876



**NEW**

**OPEN TUESDAY 11-2 & TWILIGHT 5-7**

The finest view property ever to be built in the prestigious Longridge Estates community. This contemporary, unrivaled home situated on a long private drive is an architectural masterpiece. The fluent floor plan offers unparalleled views unlike any other, with complete privacy to entertain at your heart's content. At 7,900 square feet, 5 bedrooms, and 6 bathrooms you will be able to unwind and call this rare offering home.

Co-listed w/ Josh Flagg

12517 HORTENSE ST

MLS#18-400636

Julie Kryukova Meggat  
COMPASS

Refresh. 11-2

6+7 ARCHITECTURAL

3104028181



**NEW**

**STUNNING STUDIO CITY VILLA - A MUST SEE!**

This impeccably designed contemporary architectural effortlessly emulates an Italian Villa, with its lush landscaping, incredible privacy, and perfect balance of indoor-outdoor living. The bespoke contemporary design and architectural elements can be seen throughout this home, from the stunning custom kitchen, oversized master suite, saltwater pool and spa, seamless folding doors, standing seam aluminum roofing, and Italian fixtures. A property that will truly take your breath away!

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

4612 VAN NOORD AVE

MLS#18-400636

Jade Mills/Zach Quittman  
COLDWELL BANKER

Open 11-2

5+5.5 2sty-TRADITIONAL

310-285-7508



**NEW**

**CHIC CONTEMPORARY FARM HOUSE**

Discover luxury & tranquility in this chic Contemporary Farm House. Newly constructed in 2015, this home embodies impeccable style, substance, & warmth. Enjoy sophisticated country living in your own "Magnolia Home" located in the heart of prime Studio City. Voluminous formal living room, formal dining room, family room, & expansive gourmet kitchen w/breakfast nook & butler's pantry. Incredible master suite & 4 add'l bdrm suites. Outdoor covered living room, lawn, pool, spa, & detached garage.

Blt-Ins,Dshwshr,Grbg Disp,Hood Fan

3763 LANKERSHIM BLV

MLS#18-400636

Lynne Paxton  
COMPASS BEVERLYHILLS

Refresh. 11-2

3+2 1sty-MEDITERRANEAN

310 259 4056



**NEW**

**CHARMING SPANISH ON FLAT GRASSY 7500 S.F. LOT/ POOL/ GUEST**

Charming Spanish cottage invites you down a flower trimmed path to the entry porch overlooking a huge grassy lawn. Gleaming wood floors thruout living, dining, and both bedrooms, polished travertine in kitchen, stone tile in den. Sparkling pool surrounded by more grassy lawns, edged along one side by 25 ft. ficus trees; along the other by 8 ft. bushes-very private. Guest house with bath. Live in a secluded oasis south of Ventura Blvd. within walking distance to Universal Studios.

dishwasher, stove, 3 window HVAC units,

80 Burbank Single Family

1041 N ROSE ST

MLS#18-400636

RSR Real Estate  
COMPASS

Open 11-2

4+3.5

310.308.4287



**NEW**

**CONTEMPORARY HOME ON A TREE LINED STREET IN MAGNOLIA PARK**

Situated on a tree lined street in desirable Magnolia Park, this contemporary home has been completely remodeled. This one level home feat an open floor plan, 9' high ceilings, recessed lghtng, & oak hrdwd floors. Kitch feat stainl Viking appl, quartz countertop. Powder rm, laundry rm, new HVAC w smart thermostat, new 30 year roof, 8' high doors, & detached finished garage w Permits to build an ADU. Near shopping & dining on Magnolia. Located in the coveted Roosevelt school district.

www.RSRealEstate.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

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## 93 Eagle Rock Single Family

<b>4903 ARGUS DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,199,000</b>	4+4	MID-CENTURY	



**REMODELED MID-CENTURY WITH PERMITTED ADU**

Completely remodeled mid-century in the heart of Eagle Rock, a couple of blocks from Colorado Blvd, where you'll find dining and shopping. 3 bedrooms and 3 bathrooms in the main house plus an additional 1 bed/ 1bath in the ADU. The permitted ADU is perfect for family, guests, or to be used as a rental.

RSR Real Estate  
COMPASS

310.308.4287

www.RSRrealestate.com

## 94 Glassell Park Single Family

<b>3900 SCANDIA WAY</b>	Open	11-2	<b>NEW</b>
<b>\$925,000</b>	3+2	MID-CENTURY	



**INDOOR/OUTDOOR LIVING AT ITS BEST!**


Nestled in the hills of Glassell Park with amazing views of the city and canyon, this chic updated home is indoor/outdoor living at its best! Enjoy al fresco dining on the terrace or in the beautifully landscaped garden above. Wood ceilings and expansive windows bring abundant light and warmth to the living area. French doors open onto a wooden deck with steps leading to the upper seating area. Perfect for entertaining! This charming home will steal your heart and inspire your creativity!

Connie Blankenship  
DOUGLAS ELLIMAN

310-994-6451

## 95 Mount Washington Single Family

<b>3495 GLENALBYN DR</b>	Open	11-1	<b>red</b>
<b>\$1,399,000</b>	4+4	MODERN	



**GREAT VIEWS**

GREAT VIEWS WITH A PROFESSIONAL RECORDING STUDIO- REDUCED High atop Mt. Washington, This is a contemporary urban oasis. Large Open kitchen living rm fireplace. 4 bedrooms, 3.5 new designer baths -lush, landscaped gardens Great yard for entertaining with Beautiful views of downtown and Hollywood throughout! This is truly a one-of-a-kind property with incredible views! A must-see for your fussiest buyers. Shows like a model. Sellers are Motivated- Show & sell!

MLS#18-403720


Dee Crawford  
KELLER WILLIAMS BH

3102594428

Antna,Atc Fan,Blt-Ins,Cbl,Frzr,Other

## 1025 Atwater Single Family

<b>3622 REVERE AVE</b>	Refresh.	11-2	594-E1	<b>NEW</b>
<b>\$1,100,000</b>	2+2	1sty-SPANISH		



**GORGEOUS SPANISH W/DETACHED STUDIO OPEN TUES & THUR 11-2**

Beautiful Spanish 2+ 2 home w/detached studio & large yard. This home combines its 1920s historic charm w/ modern updates; remodeled kitchen w/Moroccan concrete tiles, quartz countertops, recessed lighting. Gorgeous bathroom w/Carrera marble & floating shower dr. Wonderful living rm w/arched drs, barrel ceiling, wd flrs, dining area, fireplace, HVAC, huge covered patio perfect for entertaining. The studio has bathrm, laundry rm & doors that lead out to private yard w/garage. Location has it all!

MLS#18-410798

Jennifer Gainey  
COMPASS

323-559-6742

Dshwshr,Grbg Disp

### 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