

01 Beverly Hills

Single Family

1181 LAUREL WAY	Open	11-2
\$15,250,000	7+8	2sty-CONTEMP MED



EXQUISITE MEDITERRANEAN VILLA


Exquisite Mediterranean Villa created w/extraordinary attention to detail & the finest comforts of luxury living. Gated & up a private driveway, this exclusive estate offers a private retreat in a lush & tranquil setting. Wrought iron front doors lead to a 2-story grand foyer w/domed skylight. Hwd & limestone floors, iron railings, floor-to-ceiling glass windows & doors, high coffered ceilings, & custom cabinetry. Sumptuous master suite. Resort-style backyard w/lagoon pool w/waterfall & slide.

Jade Mills & Drew Fenton
COLDWELL BANKER & HH

310-285-7508

Gated, BBQ, Refrigerator, Built-Ins

1181 LAUREL WAY	Open	11-2
\$15,250,000	7+9	



EXQUISITE MEDITERRANEAN VILLA


For more information, please visit www.VillaLaurelWay.com.

Drew Fenton
HILTON & HYLAND

310.858.5474

Co-listed w/ Jade Mills

517 N REXFORD DR	Lunch	11-2
\$12,495,000	6+9	3sty-FRENCH



MAGNIFICENT NEWER GATED FRENCH MANSE

REMARKABLE CUSTOM BUILT 3 LEVEL HOME OF NEARLY 9,600 SQ FT. FINISHED IN 2008. ULTIMATE QUALITY AND DESIGN. 6 BEDROOMS 8.5 BATHS. SUNLIT SPACES WITH SUPER HIGH CEILINGS, FRENCH DOORS, MARBLE & WOOD FLOORS, MOULDINGS. HUGE MASTER WITH SITTING AREA, FIREPLACE, BALCONY, DUAL BATHS AND WALK-INS. PROFESSIONAL SCREENING ROOM, GAME ROOM, WINE CELLAR. FAMILY ROOM AND SEPARATE OFFICE/LIBRARY. GRACIOUS FLOW TO LUSH GROUNDS WITH POOL, SPA, LAWNS, BBQ CENTER AND MATURE HEDGING. CENTRAL ROAD MOMENTS FROM ALL!

MICHAEL J. LIBOW
CBRB - BH S

310-285-7509

WWW.517REXFORD.COM

618 N PALM DR	Lunch	11-2
\$9,895,000	6+8	2sty-COUNTRY FRENCH



ELEGANT MASTERPIECE IN PRIME BH FLATS

Set behind gates, this home features an open floor-plan, complete with soaring ceilings throughout. Family room includes fireplace, wet bar, and picturesque views of the lush landscaped backyard. The over-sized windows & French doors create sun-soaked living spaces that lead out to the resort style manicured grounds, perfect for entertaining. Upstairs includes 4 ensuite bedrooms. Sumptuous private master suite with a cozy fire place, expansive sitting room and terrace.

Rochelle Maize / Gayle W
NORMAND & ASSOC.

310-968-8828

PerfectOnPalm.com

430 WALKER DR	Open	11-2
\$7,999,000	10+11	CONTEMPORARY




JET LINER VIEW DEVELOPMENT PROJECT

Huge Flat View lot at the top of Trousdale. Apx 30,000Lz. City/Ocean/Mountain views. Richard Landry Design Group, Beverly Hills architectural plans could be included (call LA1 for pricing). Plans are for a modern architectural appx 13,000+sf two level home.

Joyce Rey/T. Di Prizio
COLDWELL BANKER

310.266.2777

610 N REXFORD DR	Refresh.	11-2
\$5,850,000	3+2	1sty-COTTAGE



A CHARMING STORYBOOK HOME

A true description of a "charming storybook home". Hard to find just under 3000 SQFT 1 story hme. Formal LR w/pitchd ceiling, wood-burning fplc. Frml DR w/ picturesque window/ white wood-paneled walls. Beaut tiled country kit, w/ stainless appl, lge walk-in pantry & Bfast area. Fab den. Lge MBR ste in its own wing. Several closets w/shelves+lge walk-in. Adj sitting rm, wood burning fplc, just for MBR suite. 2 addl bdrms. 4th BR cnvrt'd to den. Lge lush Byard, space to add a huge pool. Plus GH

Bobby Syed
CBBH - NORTH

310.850.7300

Built-ins

1052 MARILYN DR	Open	11-2
\$5,799,000	5+5	TRADITIONAL



CHARMING PRIVATE TRAD. W/ POOL ON 14,645 SF. MOSTLY FLAT LOT

Charming pvt. country cottage traditional w/ pool. 5+5 on 14,645 sf. mostly flat lot north of Sunset. Formal entry looks direct to resort backyard with large pool & mature landscaping. Hwd floors throughout & spacious rooms w/ good scale on a single level floor plan w/ 1 bed & bath upstairs in separate wing. Living room, FDR, & separate Family room/ den. A bright sunny kitchen w/ breakfast area. Enormous master w/ generous closet space & lg. master bath. Views from backyard & upstairs bedroom.

Ron Holliman
COLDWELL BANKER BH N

3102706682

N. Beverly, Laurel Way, Carolyn, Marilyn

1133 SAN YSIDRO DR	Open	11-2
\$4,995,000	5+5	CONTEMPORARY



LOWER SAN YSIDRO DRIVE MASTERPIECE

Located just north of Sunset behind the Beverly Hills Hotel, this custom-built 1980s masterpiece blends traditional architecture and finishes with chic comforts. The open floor plan has lots of light, expansive living spaces, and a big backyard. On the main level, the chef's kitchen has a large breakfast nook and the master bedroom wing has a fireplace. 3 additional bedrooms complete the lower level. Upstairs, there is a family room with vaulted ceilings and fireplace, wet bar and guest suite.

David Kramer
HILTON & HYLAND

3106912400

www.davidkramer.group

315 N WETHERLY DR	Open	11-2
\$2,999,500	3+2	SPANISH



FALL IN LOVE WITH THE BEVERLY HILLS LIFESTYLE

Fall in love with the true Beverly Hills lifestyle in this charming Spanish bungalow. This 3 bed & 2.5 bath home boasts the perfect amount of details that gives a nod to the past yet has been tastefully maintained. Close to Cedars, shopping, places of worship & the finest shopping in the world - Rodeo Drive.

Elsa Nelson
NELSON SHELTON

310-271-2229

612 TRENTON DR	Open	11-2
\$7,295,000	7475000	5+7
		2sty-TRADITIONAL



JUST REDUCED - BEST VALUE IN THE FLATS

This elegant traditional home beautifully blends character w/ contemporary lifestyle. 5 bed, 7 bath and over 5,500 sq ft of living space. Formal living room, dining room, kitchen w/ adjoining breakfast area, a handsome study complete with fireplace, and family room overlooking the expansive backyard, perfect for entertaining! Master includes a full bath w/ vanity & is adjacent to a second room that can be converted to a closet or office. Large pool, cabana, gym, & massage room complete the home.

Rochelle Maize
NORMAND & ASSOCIATE

310-968-8828

www.RochelleMaize.com

910 N WHITTIER DR	Refresh.	11-2	rev
\$14,500,000	5+6	OTHER	



COME BY FOR A CAPPUCCINO AND CONVERSATION


Take Another Look At This House, You'll Be Surprised. For More Information, Please Visit, 910WhittierDrive.com

MLS#18-367504

Judy Feder 310.858.5464
HILTON & HYLAND

HiltonHyland.com

580 CHALETTE DR	Open	11-2	rev
\$11,250,000	5+6	CONTEMP MED	



Prime Trousdale location can now be yours with this remodeled Contemporary Mediterranean. With an open floor plan and seamless flow, this home features walls of glass creating a light and bright atmosphere throughout. Gated with a spacious motor court, 2 car garage, 5 beds, 5 baths just under 6000 square feet. The living, dining and family room are all spacious and have a seamless flow.

MLS#18-402022

Aaron Kirman 310-893-8300
COMPASS

BBQ,Blt-Ins,Cent Vac,Dshwshr,Grbg Disp

616 N ARDEN DR	Refresh.	11-2	rev
\$10,995,000	5+6	2sty-SPANISH	



A MAGNIFICENT RESORT-LIKE HOME !

Presenting a magnificent home, on one of the finest streets in BHills. Extensively remodeled w/ finest materials. An EXCEPTIONAL BUY. Gated w/Circ Drive-way. 2-sty voluminous entrywy, w/ curved staircase. Lge formal step-down LR w/ beaut FP, beamed ceiling. Lge formal DR. Fam room, w/sliding drs, opens to a retreat like lush B/yard w/ glistening pool. State of the art kit, w/bfast area, oversized ctr island & finest appl. Dramatic MBR, w/balcony ovr looking beaut backyd, & city views.

MLS#19-420084

Bobby Syed 310-777-6246
COLDWELL BANKER RESI

All new Built-ins

506 N BEDFORD DR	Open	11-2	rev
\$7,480,000	7+9	TRADITIONAL	



REMODELED TRADITIONAL FAMILY HOME IN FLATS

Newly Remodeled custom family home w/ideal floor plan for entertaining. Set behind gates this home features a large dining room with seating for ten. Stunning eat in kitchen w/ oversized island and custom la cornue cooktop. Two story paneled library. Guest suite and a maids room on main level as well as den/media room. 4 beds including luxurious master suite upstairs. Third level is a finished playroom with sitting area & bathroom. Private backyard w/pool house w/ full bath and outdoor fireplace.

MLS#18-394400

Susan Smith 310.415.5175
HILTON & HYLAND

www.506bedford.com

410 WALKER DR	Open	11-2	rev
\$6,495,000	4+4	CONTEMPORARY	



BEST DEAL IN TROUSDALE! BEAUTIFUL VIEW HOME!!!!

Sophisticated 4BR, 3.5BA home in Trousdale with explosive jetliner views of the city, mountains & marina. Truly a home with indoor/outdoor living at its finest! Enter into this private oasis which entails an open floor plan for entertaining. Terrazzo tile entry, hw flrs, a gourmet chef's kitchen w/ walk-in pantry, Sub Zero & Viking appliances which opens to a breakfast area, sumptuous family room with fireplace, floor to ceiling glass windows, dining rm, plus office/den w/ fireplace. Pool!

MLS#18-392396

Susan Kastner 3108809227
COMPASS

BBQ,Dshwshr,Dryer,Frzr,Grbg Disp

01 Beverly Hills	Condo / Co-op	
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438 N PALM DR #1	Lunch	11-2	NEW
\$1,550,000	3+3	2sty-TRADITIONAL	



ONE-OF-A-KIND IN BEVERLY HILLS


This One-of-a-kind bright front unit is in the best Beverly Hills location. It features an inviting and spacious living room with hardwood floors and high ceilings throughout. The 3 bedrooms are large with their own updated bathrooms. Great floor plan with a nice size patio for entertainment. It also offers spacious parking and storage space with direct access into the unit. With its low HOA dues, this is a perfect alternative to a single family home in Beverly Hills.

MLS#19-419774

Cathy Kamran 310.430.5346
KELLER WILLIAMS BH

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

455 S BEDFORD DR #8	Lunch	11-2	NEW
\$1,349,950	2+3	TRADITIONAL	



Spacious Light, Bright & Inviting Penthouse steps from Roxbury Park! 2 BD / 2.5 BA residence +/-1,981sqft and is located within 9 unit condo complex (ONLY 3 UNITS PER FLOOR), built in 1980! Appealing floor plan w/ bedrooms on opposite wings, tall ceilings, large living room, formal dining room, eat-in kitchen w/ room for center island. Large master suite has 2 walk-in-closets, private balcony views of Roxbury Park. Side by Side Parking Spaces plus additional storage room

MLS#19-421350

Joel Cooper 3109682401
COLDWELL BANKER

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

423 S REXFORD DR, UNIT 303	Open	11-2	NEW
\$799,000	2+2	1sty-OTHER	



LOWEST PRICED 2BD+2BA CONDO IN BH WITH SPECTACULAR VIEWS!

2 Bedroom, 2 Full Bath top floor corner unit. 1,100 sq. ft. Additional 100 sq. ft. Patio. Panoramic Views of Beverly Hills & Century City. Renovated in 2010. Two Tandem Parking Spots. Additional storage in garage. Laundry In-Unit. All Appliances Included. HOA: \$367 Monthly Occupied but VERY Easy to Show.

MLS#19-421350

Sean Delfani 310-488-4565
COLDWELL BANKER BHN

Other

443 N PALM DR #402	Open	12-2	rev
\$3,150,000	3+4	CONTEMPORARY	



443 N PALM DR #402

Amazing opportunity to live on beautiful Palm Drive in this newer modern doorman building. This stunning 4th floor unit faces the front of Palm with lots of light. This unit is half of an entire floor with 3 bedrooms, 3 1/2 baths, and features a gourmet eat in kitchen. Open floorplan, approximately 2700sf with designer finishes and a beautiful terrace. The building is very private, has a gym and the unit has 3 car parking. Best Beverly Hills location

MLS#18-408006

Valerie Fitzgerald 310-285-7515
COLDWELL BANKER RESI

Cbl

9001 DAYTON WAY #E	Lunch	11-2	rev
\$1,998,000	3+4	3sty-FRENCH	



ELEGANT 2,732 SQ.FT. TOWNHOUSE WITH PRIVATE ELEVATOR

Light and bright Beverly Hills townhouse that truly lives like a single-family home. Clients will enjoy entertaining friends and family in the chef's kitchen complete with top-of-the-line appliances and a walk-in pantry. There are 2 spacious outdoor living spaces that include a rooftop patio. The home also features a lower level with several bonus rooms one of which would make a perfect home office or media room. There is even a private 3-car (side-by-side) direct access garage. \$731 per sq.ft.!

MLS#18-403220

Robert Baer 310-800-2650
COLDWELL BANKER

Stop By For Lunch - Mendocino Farms!

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



INCREDIBLE BH 3 BED TOWNHOUSE


Completely remodeled this turn-key, elegant and sophisticated townhouse is just steps from all Beverly Hills has to offer and is ready to move in to! there is a sensational huge outdoor patio that combines the convenience of a condo and the joys of a home and is wonderful for entertaining. It has a formal dining room, kitchen with SS appliances, granite counter tops, 3 bedrooms, 3 bathrooms, wide planked hardwood floors, gated garage with side-by-side parking. 3% TO SELLING AGENT

MLS#18-384202
 Ronnie Kassoria 310 666-2334
NELSON SHELTON REAL

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

02 Beverly Hills Post Office Single Family

44 BEVERLY PARK CIR	Open	11-2	NEW
\$29,500,000	7+13		



Superbly refined European Villa located behind the ultra-exclusive gates of Beverly Park North. Sited on over 1.8 lush acres, this opulent residence offers approximately 17,000 ft.² of exquisite living space. Artisan quality finishes are highlighted by soaring 30-foot ceilings, hand-painted murals, and Italian stone floors. The palatial master bedroom affords dual spa-inspired baths and two boutique worthy walk-in closets. Six additional en-suite bedrooms complete the main house.

MLS#18-399518
 Tomer Fridman 310-926-3777
COMPASS

RSVP mandatory to melanie.savia@compass

14035 AUBREY RD	Open	11-2	NEW
\$21,450,000	7+10	MODERN	



14035 AUBREY RD

Simply the finest Estate in guard gated Mulholland Estates. This custom-built Modern home has everything a discerning buyer would need. Discreetly gated from the street you would never know that 16,000 sf of luxury exists. This site was chosen by the owner when this home was built because of the privacy, flat land - 1.67 acres total and the gorgeous views. Huge entry, large open living room double staircase, formal dining room, amazing culinary sou-chef kitchen and large family room.

MLS#18-415220
 Valerie Fitzgerald 310-285-7515
COLDWELL BANKER RESI

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

2341 GLOAMING WAY	Open	11-2	NEW
\$17,500,000	4+5	MODERN	



APEX OF MODERN ARCHITECTURE ON GLOAMING WAY

The apex of modern architecture meets a Zen inspired retreat. Towering atop the exclusive Gloaming Way's cul-de-sac, the home offers expansive panoramic views of the canyon to Century City Skyline and the ocean with Catalina in the distance. This astonishing steel and metal home is loaded with custom design features such as triple/pneumatic swiss windows, and retracting walls of glass that merge the indoor and outdoor, creating the quintessential California lifestyle.

MLS#19-420724
 Josh Altman & Guy Hector 310.819.3250
DOUGLAS ELLIMAN

9051 BRIARCREST LN	Lunch	11-2	NEW
\$10,495,000	4+5	TRADITIONAL	




AN ENCHANTING BEVERLY HILLS COMPOUND ON 1.23+ ACRES

TWILIGHT OPEN 5-6:30PM. Secluded by lush landscaping, awaits this hidden gem. Be mesmerized by exquisite finishes throughout. Entertain in the spacious living room w/fireplace, soaring ceilings, elegant bar & flow to formal dining w/French doors that open to the garden. Unwind in the decadent master w/cove ceilings & ensuite bath. Add'l features incl. gym, 2nd-level living area & lovely 768+ sqft guesthouse. Serene backyard w/pool, patio, koi pond & tennis court. A one-of-a-kind stunning oasis!

MLS#18-395836
 Sally Forster Jones 310.579.2200
COMPASS

www.9051BriarcrestLane.com

1600 BENEDICT CANYON DR	Refresh.	11-2	NEW
\$2,975,000	5+4.5	2sty-MEDITERRANEAN	




LOWER BENEDICT REMODELED MEDITERRANEAN

Minutes from Sunset! Gated w/ circular driveway, covered carport & ample parking. New office. Music system, surround sound, Lutron lighting, alarm & camera security system, & central vacuum. 10ft entry doors, coffered ceilings, & bi-fold doors to front terrace. gourmet Kit w/ breakfast area & prof. appliances. Main level 2 bedroom suites share a bath. Upstairs 3 en-suites, custom closets. Backyard great for relaxation, Bar & BBQ, heated lap pool, waterfall & spa, & pool room w/ bath

Roza Mehdizadeh/Mike Kho 3106005905
COLDWELL BANKER BH

Built-ins, Professional Apps, Central VA

1517 SCHUYLER RD	Open	11-2	NEW
\$2,895,000	3+3	ARCHITECTURAL	



SOPHISTICATED ARCHITECTURAL POST MODERN

Sophisticated, stylish, architectural retreat located on the highly desirable tranquil and secluded Schuyler Rd just minutes from the heart of BH & West Hollywood. This home offers clerestories throughout, allowing abundant natural light all day, high vaulted ceilings, crafted iron railings, formal LR formal D.R. large grmt kitchen w. stainless steel appliances. There are French drs leading to multiple patios overlooking the amazing serene, peaceful lushly planted meandering terraced grounds.

MLS#19-422418
 Anne Austin 213-718-1527
COLDWELL BANKER HP

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

3178 ABINGTON DR	Open	11-2	red
\$2,995,000	6+6	TRADITIONAL	




THIS IS NOT A TYPO • BEST PRICED HOME IN BHPO

The 2-story foyer leads to the formal living rm complete w/ vaulted ceiling & fireplace. The kitchen, w/center island, breakfast bar, office nook & walk-in pantry, opens to the family rm w/French doors that lead to a covered patio w/ built-in space heaters. Master BR w/vaulted ceilings, French doors, & a balcony that views lush landscaping. Master bath w/double vanity, steam shower & his/her closets. Also includes a pool with spa & rock water feature. Bring your buyers! This house will not last!

MLS#18-394274
 Max Shapiro 310-422-5628
WEA

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

9374 BEVERLY CREST DR	Open	12-2	rev
\$10,995,000	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. You can watch the sunset over the Pacific Ocean from bed! Richly appointed master bath with dual vanities and luxurious walk in closet.

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

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

1432 HARRIDGE DR	Open	11-2	rev
\$4,299,000	4+4	2sty-MODERN	



EXPANSIVE CITY & OCEAN VIEWS HERE

The best unobstructed views and refreshing ocean breezes. Renovated designer home with high ceilings, oak flooring, 2 fireplaces, kitchen with Miele appliances, Silverwave marble, Blizzard white quartz, walnut cabinets, Sonos technology & cameras that can be controlled from your phone. The 4 bedroom, 4 bath home features 3,060 sq. & has the most incredible illuminated glass railed rooftop deck with 360 degree views. It's set up with speakers/sound for entertaining.

MLS#19-418772
 Paul Wylie 323-515-9585
LAMERICA REAL ESTATE

Dshwshr,Frzr,Grbg Disp,Hood Fan,Micro

03 Sunset Strip - Hollywood Hills West

Single Family

TUESDAY

2110 HERCULES DR	Open	11-2
\$8,495,000	4+6	MODERN

NEW



NEW PRICE


Soaring atop the summit of Mount Olympus in the Hollywood Hills, this newly built, contemporary home showcases exquisite craftsmanship and extraordinary jetliner views from Downtown L.A. to the ocean. Tucked behind gates and bordered by a serene water feature, a pivot door opens to the voluminous great room, where arresting panoramic views are on full display.

MLS#18-395980
Aaron Kirman 424-238-2484
COMPASS

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

1404 DEVLIN DR	Open	11-2
\$4,995,000	3+3.5	2sty-CONTEMPORARY

NEW



SPECIAL CONTEMPORARY WITH VIEWS


A gated motor court and landscaped walk lead to a home designed to allow for a wonderful flow for entertaining and ease of living. A defined entry unfolds to the living area revealing a patio that overlooks the tree tops and city. Designed to take in light, the upper level includes a master suite with a walk-in closet, dressing areas and master bathroom. Two additional secondary suites, one opens to a sundeck and leads to a beautiful pool inspired by time spent in exotic corners of the world.

A Comora/P Lester 310-488-5962
THE AGENCY

built ins

2770 LA CUESTA DR	Lunch	11-2
\$3,300,000	2+2.5	2sty-ARCHITECTURAL

NEW



WWW.2770LACUESTA.COM

Stunning architectural secluded in Nichols Canyon w/ jetliner city views! Walled, gated & completely private, this house is made for entertaining & tranquil relaxation. Well-appointed kitchen w/ breakfast bar, large family room w/ fireplace & dining area that opens into a dramatic 2-story living room w/ fireplace & city views. The outdoor space is amazing--large patio w/ outdoor kitchen, pool & spa, incredible 2nd story deck, plus gardens and meandering terraced baths. A spectacular oasis!

MLS#19-421146
Chase Campen 323-788-4663
COMPASS

City Views, Gated, Pool, Spa, Office

2745 OUTPOST DR	Lunch	11-2
\$2,695,000	6+8	ARCHITECTURAL

NEW



SHOVEL-READY PROJECT ON HUGE LOT UP A PRIVATE DRIVEWAY

ISSUED PERMITS FOR A 2 STORY ARCHITECTURAL OF 6,000 SQ FT BY THE RENOWNED NOESIS GROUP. OVER 33,000 SQ FT LOT SET ABOVE THE ROAD AND APPROACHED BY A PRIVATE DRIVEWAY SHARED ONLY WITH 2755 OUTPOST DR (FOR SALE AT \$2,495,000 AND READY TO BUILD). TRANQUIL CANYON & TREETOP VIEWS ABOUND. GROUNDS TO INCLUDE MOTORCOURT, POOL/ SPA, AND PATIOS. EXISTING 1STY RANCH HOME ON SITE OF 4 BEDROOMS IN APPROXIMATELY 3,400 SQ FT (PER TAX ROLLS) HAS BEEN REMODELED. A REMARKABLE OPPORTUNITY FOR THE CREATIVE!

MLS#19-422324
LIBOW/HELBLING 310-285-7509
CBRRB/COMPASS

WWW.2745OUTPOST.COM

1608 N GENESEE AVE	Open	11-2
\$1,999,999	3+2.75	SPANISH

NEW



1920'S SPANISH CHARM ON SUNSET SQUARE


The 2 bed, 2 bath main house showcase a living room with fireplace, a formal dining room with tall ceilings and built-in shelves, a gracious kitchen with a breakfast nook and bathrooms attractively tiled from floor-to-ceiling. A detached guest/office with a shower is situated behind the main house along with a private yard and dining area perfect for entertaining and dining alfresco. The property is completely secure and fully gated providing serene pleasure and ultimate privacy.

Carl Gambino 646.465.1766
WEA

With Detached Guest/Office + Bath

8045 BULWER DR	Open	11-2
\$1,855,000	4+5	3sty-CONTEMPORARY

NEW



LARGE SINGLE FAMILY HOME WITH CANYON VIEWS!

Attention investors and entertainment industry creatives! Surrounding parcels are owned by the SM Conservancy, providing the upmost in privacy. Bulwer Drive was recently paved and lighting installed with only one other home that shares this road. Grand entry foyer that leads to open living area with incredible canyon views. The large chef's kitchen is complete with six-burner Wolf range with double ovens and large Sub-Zero refrigerator. Four generously-sized bdrm's incl. master suite + office!

MLS#19-419454
Tom Scrocco/Randy Isaacs 310-694-6123
DOUGLAS ELLIMAN

www.8045BulwerDr.com

3340 BONNIE HILL DR	Open	11-2
\$1,849,000	3+3	TRADITIONAL

NEW



CHIC RETREAT IN THE HOLLYWOOD HILLS

Welcome to this modernized traditional retreat nestled in the Hollywood Hills & conveniently located between the valley & Hollywood. Come and experience the tranquil setting & harmonious energy this home has to offer. Tons of natural light illuminate the perfectly functioning fl. pl. featuring 3Br+ 2.5 Ba & 1,959 sq. ft. of living space. Entertain guests in your spacious yard w/ large pool, BBQ, & cabana. Chef's kitchen has a breakfast bar opening to dining area & LR rm. w/fireplace.

MLS#19-422144
Nikki Joel 310.428.2248
COLDWELL BANKER

2431 GREEN VIEW PL	Open	4:30-6:30
\$1,825,000	3+3	MID-CENTURY

NEW




Stunning mid-century home with a bright and open floor plan, features stunning interior finishes including limestone flooring, custom birdseye maple closet doors, master bathroom with marble tile, immaculate kitchen with quartz countertops, Thermador and Subzero appliances. French doors that open from every room to either the private enclosed front courtyard with a koi pond or to the very private enclosed backyard with its sparkling heated salt water pool and meticulously landscaped yard.

MLS#19-421490
Corrine Hernandez 917-657-4277
NEST SEEKERS

Grbg Disp

8041 BULWER DR	Open	11-2
\$1,795,000	4+3.5	3sty-CONTEMPORARY

NEW



LARGE SINGLE FAMILY HOME WITH CANYON VIEWS!

Attention investors and entertainment industry creatives! Surrounding parcels are owned by the SM Conservancy, providing the upmost in privacy. Bulwer Drive was recently paved and lighting installed with only one other home that shares this road. Grand entry foyer that leads to open living area with incredible canyon views. The large chef's kitchen is complete with six-burner Wolf range with double ovens and large Sub-Zero refrigerator. Four generously-sized bdrm's incl. master suite + office!

MLS#19-419420
Tom Scrocco/Randy Isaacs 310-694-6123
DOUGLAS ELLIMAN

www.8041BulwerDr.com

7211 WOODROW WILSON DR	Refresh.	11-2
\$1,495,000	3+3	MODERN

NEW




PANORAMIC MOUNTAIN VIEWS, CATHEDRAL CEILINGS & REMODELED

Nestled along the beautiful Woodrow Wilson enclave of the Hollywood Hills is this modern home with panoramic views of the San Bernardino mountains from its living areas and master bedroom. Recently underwent recent full remodel with select finishes, this 2,800 sqft home features cathedral ceilings, open floor plan, several view decks, kitchen island, hardwood floors, exposed wood beams and beautiful landscaping around the property. It is conveniently located close to Hollywood & Universal City.

Jay Martinez/Gil Dirige 323-377-8332
COMPASS SUNSET STRIP

Central HVAC, Range, Ref, Dishwasher, WD

3456 OAK GLEN DR	Open	11-2	NEW
\$1,479,000	3+3	POST & BEAM	




CHARMING HOME W/ BONUS ADU UNIT!

Private, gated 2 bedroom, 2 bath house w/fully approved 1 bedroom Accessory Dwelling Unit (ADU) with separate address! Upper home has large tiled patio entry, with easy flow into living room/dining room combo with views across the Valley. Charming lower level unit with separate entry and 1 bedroom, 1 bath. Vintage style kitchenette, wood floors, and French doors to large view patio. Great sized bedroom with walk-in closet. Amazing central location close to studios, restaurants, and shopping.

MLS#18-416438
Carter + Orland Estates
KW LOS FELIZ

www.carterorlandestates.com

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




ENJOY THE HOLLYWOOD HILLS LIFESTYLE AT ITS FINEST

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

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

Architectural Estate w/Panoramic Views!

8313 KIRKWOOD DR	Open	4-7	NEW
\$1,375,000	3+2		



MLS#19-419616
Richard Chassler 310-278-8861
NEST SEEKERS

Nestled amongst the rustic charm and serenity of Laurel Canyon, sits this gorgeous 3 bedroom, 2 bath bohemian gem! This magnificent Mediterranean offers spacious living in a perfectly designed, pastoral two level home! With the original restored hardwood floors upstairs, the "master suite" opens out to a large gorgeous wood deck over looking the huge landscaped gardens while the second upstairs bedroom opens to another large wood deck in the front of the home revealing stunning canyon views!

BBQ,Dshwshr,Dryer,Micro,Phone Sys,Other

2760 NICHOLS CANYON RD	Open	11-2	rev
\$4,800,000	4+5	COUNTRY FRENCH	



MLS#18-394672
Branden & Rayni Williams 310.691.5935
HILTON & HYLAND

ROMANTIC EUROPEAN ESTATE BRIMMING WITH TASTEFUL ELEGANCE

Nestled among the stars in the celebrity enclave of Nichols Canyon, this private hilltop retreat is your first-class ticket to a better life. Set above the world on a half-acre double lot, this romantic European estate is brimming with tasteful elegance at every turn. Having recently benefitted from a meticulous restoration and upgraded modern sensibilities, merely pack your belongings and begin your French Riviera escape without ever having to leave town.

Williams & Williams Estates Group

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



INCREDIBLE OPPORTUNITY ON WORLD RENOWNED BLUE JAY WAY

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

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

8651 PINE TREE PL	Open	11-2	rev
\$3,450,000	3+4	2sty-TRADITIONAL	



EXQUISITE MOVE IN CONDITION! POOL, GUEST QUARTERS

Lower Sunset Plaza! Lovely home with amazing yard with swimmer's pool, lots of entertaining space including an outdoor fireplace, bbq and pizza oven! Gated and private on a quiet cul-de-sac. Spacious living room with fireplace and city lights views, charming formal dining room, family room, kitchen with breakfast nook, Large Master Suite with walk in closet - Guest quarters with separate entrance. Great home for indoor/outdoor living!

MLS#18-409278
Mann/Marshall 310--720-0010
COLDWELL BANKER RESI

1 Block N of Sunset off Sunset Plaza Dr.

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




YOUR IDEAL HOME IS HERE!

Unsurpassed new construction single level home with 14 ft. high ceilings and 6,137 sq. ft. of open floor living space. 5 en-suite bedrooms and 6.5 baths, great room, dining area, game room, screening room, 4 fireplaces, Crestron Automation, office/study, saltwater pool & spa, custom teak seating with fire table and built in BBQ area in the back for entertaining. The gourmet kitchen features Gaggenau & Miele appliances & Black Mirage Leather Quartzite island large enough to seat 7.

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

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

1444 QUEENS RD	Open	11-2	rev
\$2,550,000	3+3	CONTEMPORARY	



MLS#18-392666
Neyshia Go 424-249-7162
COMPASS


This stunning Hollywood Regency home situated on lower Queens Road features luxuriously remodeled spaces in one of the most sought after Hollywood Hills locations. Recently and luxuriously remodeled using only the highest quality materials and designer finishes, hardwood floors throughout, and an open floor plan that features idyllic indoor-outdoor living.

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

03 Sunset Strip - Hollywood Hills West

Condo / Co-op

1162 SUNSET HILLS RD	Open	11-2	rev
\$8,998,000	5+6	MODERN	




HOLLYWOOD HILLS MODERN

Ultimate entertainers home! The true California dream, from the breathtaking views, expansive living and outdoor space, with amenities that define living in luxury and relaxation. Light and bright gated contemporary, two story entry with gorgeous terrazzo floors and views to West Hollywood and Downtown L.A.

MLS#18-415312
Aaron Kirman
COMPASS

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

1525 N HAYWORTH AVE #207	Open	11-2	NEW
\$739,000	2+2	MID-CENTURY	



PRIME LOCATION

Pristine and beautifully remodeled two bedroom, 1 1/2 bath condo with an open floorplan, hardwood floors, French doors, recessed lighting throughout, stainless steel appliances, quartz countertops, in-unit washer/dryer, and loads of storage. 1,217 sq. ft. overall with garage parking for one car plus guest parking. Prime location off Sunset.

MLS#19-420746
Todd Henricks 3109133470
BERKSHIRE HATHAWAY

TUESDAY

1539 N LAUREL AVE, UNIT 305 Open 11-2 CHIC!		<div>NEW</div>
\$739,000	2+2 1sty-MID-CENTURY	
		
TOP-FLOOR MID-CENTURY CONDO IN WEHO/SUNSET STRIP LOCATION! This 2BR/2BA 1,426 sq.ft. West Hollywood/Sunset Strip area top-floor condo has views of the surrounding hills and the building's pool. Spacious floor plan with a large private balcony, hardwood flooring, plentiful closet space, and an abundance of natural light. A generous master bedroom has en suite bath with shower and soaking tub, and two massive closets. Enjoy breathtaking views from the building's rooftop deck and relax by the pool. A gorgeous residence in a stellar location.		
JEFF YARBROUGH 323.854.4300 L.A. LUXE GROUP KW		www.LaurelCondo.com


03 Sunset Strip - Hollywood Hills West

Land

2755 OUTPOST DR Lunch 11-2		<div>NEW</div>
\$2,495,000	Land	
		
SHOVEL-READY PROJECT ON HUGE LOT UP A PRIVATE DRIVEWAY SHOVEL-READY PROJECT WITH ISSUED PERMITS FOR A NEW 2 STORY ARCHITECTURAL MASTERPIECE OF NEARLY 5,600 SQ FT BY THE RENOWNED NOESIS GROUP. OVER 29,000 SQ FT LOT SET ABOVE THE ROAD AND APPROACHED BY A LONG PRIVATE DRIVEWAY SHARED WITH 2745 OUTPOST DR (FOR SALE FOR \$2,695,000 AND READY TO BUILD). TRANQUIL CANYON AND TREETOP VIEWS ABOUND. GROUND TO INCLUDE MOTORCOURT, POOL/SPA, AND PATIOS. A REMARKABLE OPPORTUNITY FOR THE CREATIVE IN A COVETED SECTION OF OUTPOST ESTATES PROXIMATE TO ALL.		
MLS#19-422346 LIBOW/HELBLING 310-285-7509 CBRB/COMPASS		WWW.2755OUTPOST.COM

04 Bel Air - Holmby Hills

Single Family

14655 MULHOLLAND DR Open 11-2		<div>NEW</div>
\$8,995,000	6+9 CONTEMP MED	
		
14655 MULHOLLAND DR Enter this gated private enclave of six homes to arrive at the gates of this estate. A long private driveway takes you to this 11,500-sf home on 1.67 acres with gorgeous views! A gentle giant Mediterranean unfolds with massive open living room and 30 feet of windows of the inviting views. This modern Mediterranean has 12ft ceilings, large dining and chef's kitchen and family room.		
MLS#18-415222 Valerie Fitzgerald 310-285-7515 COLDWELL BANKER RESI		Blt-Ins,Dshwshr,Dryer,Elvtr,Frzr,Other

3031 TIFFANY CIR Refresh. 11-2		<div>NEW</div>
\$3,269,000	6+6 MEDITERRANEAN	
		
STUNNING AND PRIVATE BEL AIR HOME SELLER WANTS OFFERS! Price Reduced! Spacious home set back from the street in a quiet, cul-de-sac location in Bel Air. Living room has soaring ceilings, flooded with light, opening to large formal dining room. Private backyard with a sparkling pool, outdoor dining area and a large flat grassy yard! Luxurious master suite, two walk-in closets, sumptuous master bath w/ steam shower, spa tub, heated floors, & dual commode rooms. Close proximity to Beverly Glen Centre & Roscomare School district.		
MLS#19-420758 Marci Holliday 310.418.3179 COLDWELL BANKER BHN		BBQ,Blt-Ins,Cbl,Clng Fan,Dshwshr,Other

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

11284 CHALON RD Open 11-2		<div>NEW</div>
\$2,495,000	5+4.5 2sty-CONTEMPORARY	
		
READY TO MOVE IN!NEW PRICE/NEW YEAR! 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. Brand new kitchen, bathrooms w/ granite counters and mosaic glass tile. All new top-of-the-line stainless steel appliances including a wine refrigerator and bar refrigerator/ice maker. Beautiful new sliding doors in the huge "great room" with ocean, canyon and some city views!		
MLS#19-420690 gwen fritzinger 3107498821 COMPASS		

2759 AQUA VERDE CIR Open 11-2		<div>NEW</div>
\$2,295,000	5+4 CONTEMPORARY	
		
CONTEMPORARY ONE-STORY HOME IN CASIANO Contemporary one-story home in Casiano spacious + open floor plan, marble and wood flooring. Large kitchen, ideal for entertaining. Large backyard with pool. Also available for lease.		
MLS#19-420982 Doris Safizadeh 310.717.1956 NOURMAND & ASSOC.		BBQ,Dshwshr,Dryer,Grbg Disp,Fridg

2015 LINDA FLORA DR Open 11-2		<div>NEW</div>
\$1,929,000	4+3 TRADITIONAL	
		
TRADITIONAL BEL AIR HOME W/VIEWS ON QUIET CUL-DE-SAC Bright & open floorplan allows you to reimagine or renovate & make this estate your own. Elegant living room is accented by fireplace & sliding glass doors to outdoor space. Cook to your heart's content with ss appliances, ample cabinets & breakfast nook. Spacious bedrooms w/sleek hardwood floors & windows welcoming natural light. Entertain in the outdoor oasis w/awe-inspiring views. Move-in today & enjoy the location in coveted Roscomare Rd Elementary school district & moments from shopping.		
SFJones/ASstephan 310.579.2200 COMPASS		2015LindaFlora.com

120 UDINE WAY Open 12-2		<div>rev</div>
\$15,995,000	7+6	
		
120 UDINE WAY Rare Opportunity in Prime Bel Air location! Wonderful Traditional Tennis Court estate in prime lower Bel Air on cul de sac street. Walled and double gated on ¾ flat acre with detached guest house and 4 car garage. Lovely 2 story Georgian traditional that needs TLC and brought up to today's lifestyle. Great yard with lighted tennis court, large pool, and open grass lawn areas for entertaining and families. Endless possibilities to create a luxury resort-style estate.		
MLS#18-407650 Valerie Fitzgerald 310-285-7515 COLDWELL BANKER RESI		Blt-Ins,Dshwshr,Dryer,Grbg Disp,Micro

1047 SOMERA RD Open 11-2		<div>rev</div>
\$9,990,000	7+11 MODERN	
		
READY TO BUILD IN BEL AIR PLANS APPROVED! PERMITS ISSUED READY TO BUILD. This incredible opportunity in the prestigious Bel Air has incredible Ocean, Mountain and City views. The plan have been done by the famed Bowery Design Group. Chefs kitchen w/ butlers pantry, home theatre, bar & wine room, gym & wellness center, 54'x12' infinity pool & hot tub. 1,100 sqft guesthouse, live in staff quarters, and gracious park-like yard and room for sports courts. A rare opportunity to build your dream at the top of Bel Air!		
MLS#18-367032 N Contreras / A Kirman 310.614.4952 NOURMAND & ASSOCIATE		Plans Approved & Permits Issued

629 CASCADA WAY	Open	12-2	rev
\$4,395,000	4+5	TRADITIONAL	



629 CASCADA WAY

Absolutely magical home in lower Bel Air! This Colonial Traditional will capture your heart, standing tall and very "stately" this home speaks "east coast" perfection. All white and beautifully remodeled with a formal living room with fireplace, breakfast area, open kitchen- family room with fireplace, with French doors from all rooms open to huge flat yard (15,000+ sf) with pool, grassy play yard, multiple dining and lounging areas- all surrounded by lush landscaping giving total privacy.

MLS#18-388400
Valerie Fitzgerald 310-285-7515
COLDWELL BANKER RESI

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

3005 N BEVERLY GLEN CIR	Open	11-2	rev
\$3,398,000	5+6	SPANISH	




****JUST REDUCED****

A Luxurious Italian villa in central location near the celebrity favorite Glen Center. This home features majestic 3 story high entry with floating grand staircase. Oversized public rooms and high ceiling throughout. The high end gourmet chef kitchen has gigantic center island, top of the line appliances and walk in pantry. The luxurious master includes his and her bathroom, fireplace, and abundant closet space.

MLS#18-377608
J.Babajian/L.Louvet 310-623-8800
RR/KW

05 Westwood - Century City Single Family

217 S BENTLEY AVE	Open	11-2	NEW
\$4,979,000	5+6		



IDYLIC 5-BED, 6-BATH CUSTOM BUILT SMART HOME

Exudes sleek sophistication & unparalleled craftsmanship by Dinall construction. Designed with entertaining in mind, the meticulously curated open floor plan showcases a stunning palette of chic amenities, wide plank oak floors, tall doors, accent walls, black & gold luxury finishes & natural light. The sun-soaked master retreat with vaulted ceilings, fireplace, dual vanities, soaking tub & massive standing shower opens onto a private balcony overlooking the yard.

MLS#19-419810
Aneela Zaman 323.698.2555
HILTON & HYLAND

AneelaZaman.com

1541 CLUB VIEW DR	Lunch	11-2	NEW
\$3,595,000	3+3	2sty-SPANISH	



A TRULY SPECIAL PRIME COMSTOCK HILLS SPANISH

Sensitively redone to perfection & emotionally evocative. Light & bright. Living rm w/ soaring, beamed ceiling opens to large, flat backyd, perfect for entertaining w/ its expansive lpe-wood deck/grassy yd. Formal dining rm. Magnificently done cook's kitchen feat. top appliances & plenty of workspace. Family rm. Open den. Special master w/ separate sitting rm & lavish spa bath. Gated drive. Detached 2-car garage. Fairburn Elementary. Close proximity to Westfield Century City/Beverly Hills/UCLA.

MLS#19-419236
Larry Young 310.777.2879
BHHS CA PROPERTIES

1541ClubView.com

2220 MANNING AVE	Open	11-2	NEW
\$1,589,000	2+1	SPANISH	



SPANISH COURTYARD FILLED WITH ORIGINAL CHARM & CHARACTER

Enter through inviting gated covered walkway. Formal entry with closet opens to living room with barrel ceiling, picture window filling room with light, french doors opening to courtyard and beautiful wood framed windows throughout. Formal dining room w/ coved ceiling and French doors to Porta cochere. Sunny kitchen w/ gas range opens to cozy breakfast room with built ins and separate large laundry room with sink and access to large grassy backyard.

MLS#19-420186
Chad Lund 310.801.2641
DOUGLAS ELLIMAN

www.2220manningavenue.com

2110 PARNELL AVE	Open	11-2	red
\$2,249,000	2349000	4+4 2sty-MEDITERRANEAN	



NEWLY STAGED! REDUCED! GREAT PRICE PER SQ.FT. GORGEOUS HOME!


2-Story Med. Family Home!. Grand LR w/fireplace & wall of floor-to-ceiling windows overlooking lush courtyard. Hdwd. fls; Home office w/blt-ins easily an addl BR; Formal Din. rm. Beautiful archways; Cook's remodeled kitchen, w/ cherrywood cabinetry, Huge Family Rm.easily a downstairs Master Suite! Skylights up stairway; Spacious Master Suite w/fireplace/master bath that opens to large veranda; 2 additional bedrooms w/full bath servicing both; Backyard w/ large patio +++WESTWOOD CHARTER ELEM!

MLS#18-402990
Margery Chirchick 3109271049
RODEO REALTY - BEVER

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

05 Westwood - Century City Condo / Co-op

10445 WILSHIRE BLV, UNIT PNTHSE	Open	11-2	NEW
\$10,495,000	4+6	CONTEMPORARY	



ONE-OF-A-KIND PENTHOUSE SPANNING AN ENTIRE FLOOR W/360 VIEWS

With panoramic views in the coveted Grand! Open floorplan w/glass doors to sprawling covered patio. Kitchen w/ breakfast nook,ss appliances, ample cabinetry for storage & more.Master w/large windows overlooking stunning vistas,walk-in closets,dual vanity sink,soaker tub & glass shower.Features office, bar, balconies & private rooftop sports court w/gym & full bath.Building amenities include concierge, valet, pool & gym.Moments from Century City & BH, there is truly nothing like this penthouse!

MLS#19-420634
Sally Forster Jones 310.579.2200
COMPASS

10445WilshirePH.com

875 COMSTOCK AVE #3B	Open	11-2	NEW
\$974,500	2+2		



The Comstock Luxury living in this full service high rise located on the Wilshire Corridor.The Comstock is a highly sought after location in LA,amenities include fabulous pool state-of-the-art-gym,sauna & concierge,24 hour valet ,security,community room for large gatherings.Elegant lobby with direct dial to unit.Large entry in unit with walls to display art,opens to spacious living and dining area ,hardwood floors built ins and large wall of windows

MLS#19-420634
Adrian Grant 310962714
COMPASS

Cling Fan

10640 WILKINS AVE #204	Open	11-2	NEW
\$930,000	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#19-419236
Patrizia Medicina 310-613-6570
COLDWELL BANKER - BW

10116 EMPYREAN WAY #201	Open	11-2	red
\$1,995,000	2+3	CONTEMPORARY	



REDUCED! 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

10106 EMPYREAN WAY #303	Open	11-2	rev
\$2,500,000	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

10375 WILSHIRE #5F	Open	11-2	rev
\$1,295,000	1+3	CONTEMPORARY	



CHIC WILSHIRE CORRIDOR PIED-À-TERRER

Located in the prestigious Wilshire Terrace co-op, this immaculate, designer-style 1 bedroom, 3 bath unit is amongst the elite of the world. Perfect for entertaining, an open & spacious floorplan encompasses the almost 2,300 sq. ft. unit with a large living room & gallery w/ floor to ceiling sliding glass doors. Step inside the updated kitchen w/ stainless steel appliances & admire stunning white cabinets, wine cooler, & Viking range w/ an additional double wall oven. This should not be missed!


MLS#18-405654
Aren Afsharian 310.200.9323
HILTON & HYLAND

HiltonHyland.com

06 Brentwood

Single Family

1943 MANDEVILLE CANYON RD	Open	11-2	NEW
\$12,995,000	6+8	TRADITIONAL	



EXTRAORDINARY NEW TRADITIONAL IN BRENTWOOD

The two-story entry invites you into the spacious living room with coffered ceiling & fireplace with adjacent office. The master bedroom is complete with a balcony, en-suite bathroom, sitting room & dual walk-in closets. The formal dining room with fireplace & butler's pantry. The gourmet kitchen & breakfast area lead into the expansive family room with fireplace. The home also offers a pool, spa, barbecue, large park-like backyard, gym, sauna, office, media room, wine cellar & lg guest room.

MLS#18-410394
Gary Glass 310.820.9343
BERKSHIRE HATHAWAY

TraditionalEstate.com

1225 CHICKORY LANE	Open	11-2	NEW
\$12,500,000	6+9	CONTEMPORARY	



STUNNING CONTEMPORARY WITH OCEAN VIEWS

Brand new modern architectural estate in Hills of Brentwood. Perched at the top of a private knoll this compound is exquisite in every sense of the word. Sweeping unobstructed views of the city, mountain, and ocean from as far as the eye can see. This 10,000 sqft estate showcases exquisite craftsmanship, cutting edge design with 6 bedrooms plus office, gym, theater, wine tasting area, yoga area, lounge and library, 7 baths, and 3 half-baths, situated on a 32,810 sqft lot.

MLS#19-420194
Marco Rufo 310-488-6914
BHHS

1225Chickory.com

2244 MANDEVILLE CANYON RD	Open	11-2	NEW
\$6,495,000	6+6	2sty-ARCHITECTURAL	




ARCHITECTURAL WITH CANYON VIEWS

Architectural estate located on lower Mandeville Canyon with privacy and beautiful canyon views. The house features a large open kitchen, living and dining areas with views of the canyon, pool, gardens trees, and meadow. 6 bedrooms, 6 bathrooms, office, 3 car garage, and spacious, basement area. This is home is only minutes from Brentwood's shops, markets, and restaurants.

MLS#18-397774
MikeNourmand TrevorLevin 310.866.8738
NOURMAND & ASSOC.

Dshwshr,Grbg Disp,Rng/Ovn,Fridg

3034 ELVIDO DR	Open	11-2	NEW
\$3,200,000	4+4	MID-CENTURY	




EXQUISITELY REMODELED ONE-STORY MID-CENTURY RANCH

Perched on a large lot in one of LA's best-kept-secret neighborhoods packed with impressive mid-century homes. Sleek interior design lines evoke the glamour of the mad men era, while having received a full makeover to ensure it offers the latest in conveniences & updated finishes. This home is loaded with designer flair and is conveniently located off Mulholland Drive, with easy access to Bel Air, Sherman Oaks, the freeways and outstanding schools.

MLS#18-417018
Marcie Hartley 310.691.5950
HILTON & HYLAND

3034Elvido.com

319 N BUNDY DR	Open	11-2	red
\$2,375,000	3+3	TRADITIONAL	



MAJOR PRICE REDUCTION!!!! SELLER HAS MOVED!

The home features Venetian plaster and a chandelier in the entry as well as hwd floors throughout most of the house. The lg updated kitchen w/custom built solid maple cabinetry, large center island, granite counter tops, breakfast bar, filtered water with instant hot, wine cooler, and KitchenAid top of the line appliances. Crown moldings in all the rooms with an elegant high ceiling in the living room which features a fireplace with Travertine hearth and French doors leading to the back yard.

MLS#18-368978
Murray Weisberg 310.729.6156
SOTHEBY'S INT REALTY

Blt-Ins,Cbl,Dshwshr,Dryer,Grbg Disp,Oth

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



EXCEPTIONAL NEW CONSTRUCTION IN PRIME BRENTWOOD

This exceptional 2018 brand new construction home in prime Brentwood boasts an open plan featuring ±5280 square feet of luxurious living space, soaring ceilings, wide-plank hardwood floors. Master suite features a spacious balcony, fireplace, walk-in closet, spa-like bathroom w/ soaking tub, dual sinks, & massive rainfall steam-shower. The serene backyard is an entertainer's paradise featuring a sparkling swimmer's pool, outdoor bar, kitchen & fireplace perfect for SoCal indoor-outdoor living.

MLS#18-406674
Neyshia Go/Aaron Kirman 310-882-8357
COMPASS

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

146 S MEDIO DR	Open	11-2	rev
\$5,498,000	5+6	CAPE COD	



EPIC PRICE NEWER SETTING

The expansive, sunlit fl plan carries one effortlessly through the great room, formal dining area, wine cellar & onward into a living rm-lined w/glass accordion doors that open to the patio & chef's kitch, complete w/a marble island & top-tier appliances. The home comes brimming w/five en suite beds, including the master w/a fp & balcony. The lower level feat. a bar & wine cellar, entertainment area & fully-equipped home theater. Beyond the interior lies a BBQ, lounge spaces, pool & spa.

MLS#18-402634
SMITH & BERG 310.500.3931
COMPASS

146medio.com

X 12509 W SUNSET	Lunch	11-2	rev
\$4,600,000	5+5	MODERN	



NEW CONSTRUCTION BRENTWOOD

Double glass steel doors open to 10' ceilings & French oak floors throughout. Enormous great room & custom kitchen w/Calcutta marble countertops & island, maple Shaker cabinets, & Miele appliances. Bi-fold doors open to the grassy yard & saltwater pool/jacuzzi. 2 addit'l bedrooms & laundry room downstairs. 3 en-suite bedroom upstairs feat. master w/sitting area, Carrera marble bathroom w/large rain shower, separate steam shower & soaking tub. 2 additional en-suite bedrooms w/outdoor patios.

MLS#18-397774
MikeNourmand TrevorLevin 310.866.8738
NOURMAND & ASSOC.

919 N KENTER AVE

Open 11-2

\$2,995,000

4+3 1sty-MID-CENTURY

rev



CUSTOM BUILT MID-CENTURY IN PRIME UPPER KENTER!

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

MLS#18-408294

J. Hancock / M. B. Woods (310)777-6351

COLDWELL BANKER RESI

919NorthKenterAve.com

06 Brentwood

Lease

1901 WESTRIDGE TER

Open 11-2

\$15,000

3+4 MID-CENTURY

NEW



CHARMING MID-CENTURY HOME WITH AMAZING PANORAMIC VIEWS

Mid-Century home situated at end of a Cul-de-sac w/ amazing panoramic views of the ocean, canyons & city from almost every room. Offers the best of California indoor/ outdoor lifestyle. Features a living room, family room, dining room & open kitchen w/ breakfast room. Spacious master suite & 2 additional bedrooms w/ en-suite bathrooms. All rooms open to a large yard w/ sitting areas, grassy areas, pool, spa. Bonus room could be maids room or office. Comfortable to live and Great for entertaining!

MLS#19-421144

Soheila Eshtehardi 310.466.4658

NOURMAND & ASSOC.

Cing Fan,Dshwshr,Grbg Disp,Rng/Ovn


11362 BURNHAM ST

Open 11-2

\$8,495

4+3 2sty-TRADITIONAL

NEW



UPDATED CLASSIC TRADITIONAL IN COVETED BRENTWOOD GLEN!

"Picture perfect" curb appeal w/flowing floorplan on peaceful location of street! Living rm w/bay window & fpl. Updated kitch opens to dining, which leads to family rm & expansive yard, ideal for entertaining & today's lifestyle. 2 bd+ ba downstairs. 2 bd+ 2 ba upstairs. Huge, bright luxurious Master Suite w/soaring ceiling, sitting area, tree-top views & walk-in closet. Sumptuous master bath w/double sinks & separate shower/tub. Extremely bright w/beautiful Oak hrdwd flrs throughout, 2-zone AC

MLS#19-420770

Lisa Mansfield 310.481.4313

SOTHEY'S BRENTWOOD

Updated 4 bd+ 3 ba+ Family Rm+ Lrg Yard

07 West L.A.

Single Family

2569 KELTON AVE

Open 11-2

\$1,400,000

2+2 1sty-TRADITIONAL

rev



OPPORTUNITY KNOCKS AT THIS HOME WITH ADU

Incredible opportunity to own a move-in ready remodeled home with an Accessory Dwelling Unit on a quiet street. Main home features 2 bedrooms with the master suite being ensuite. Remodeled kitchen has new stainless-steel appliances, quartz countertops & cabinets. Wide plank wood flooring,2 new tankless hot water heaters, new HVAC system with Nest thermostat, built in barbecue & landscaping. The ADU is permitted & features a new kitchen, bathroom & area for stackable washer/dryer unit.

MLS#18-413696

Paul Wylie 323-515-9585

LAMERICA REAL ESTATE

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

07 West L.A.

Condo / Co-op

2560 S CENTINELA AVE #1

Open 11-2

\$849,000

3+3 CAPE COD

rev



CHARMING 3 BR TOWNHOME IN WEST LA

This charming 3 bedroom, 2.5 bath townhouse is a true gem in this popular West LA neighborhood, adjacent to the great retail and dining options on Ocean Park Blvd and around the corner from the Santa Monica Business Park. In addition to having 3 bedrooms, this west facing, corner unit has its own private two car garage with direct access into the unit, a spacious updated kitchen, washer/dryer, wet bar, three balconies and low HOA dues. A lovely home not to be missed!

MLS#18-412912

Susan Newirth 310-500-1351

COMPASS

Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

07 West L.A.

Income

1945 FEDERAL AVENUE

Open 11-2

\$2,695,000

2sty-ARCHITECTURAL

NEW



ARCHITECTURAL DUPLEX IN GREAT WLA LOCATION!

Unique live/work duplex. Designed & built by distinguished architect David Ming - Li Lowe, each loft like residence features many architectural details including bow truss roofs w/ exposed beams, glass garage door walls on the back home, and expansive balconies on 2nd flr. Front home 2 BR/2BA, back home 3 BR/3BA. Hip West LA area - close proximity to Expo line & some of the best sushi in LA. Amazing opportunity! www.1945FederalAve.com

MLS#18-371294

Melissa Alt 424-202-3232

DOUGLAS ELLIMAN

Refrigerator, Stove, Dishwasher

08 Cheviot Hills - Rancho Park

Single Family


10549 BUTTERFIELD RD

Open 11-2

\$3,525,000

5+4.5 MODERN

NEW



BRAND NEW MODERN IN CHEVIOT HILLS

Beautiful brand new modern in highly coveted Cheviot Hills. An open floor plan with volume and natural light, a kitchen that is sumptuous with stunning materials and functional with top of the line appliances. 5 spacious beds, including a master suite with a gorgeous bath and walk in closet. Exquisite light fixtures, fireplaces inside and out, an elevator, wine cellar, and located within the sought after Overland Avenues School district. This house is an absolute gem.

MLS#19-420770

Lisa Optican 310-351-6646

COMPASS

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

09 Beverlywood Vicinity

Single Family

1234 DANIELS DR

Open 11-2

\$2,298,000

4+3 2sty-TRADITIONAL

NEW



IMMACULATLY REMODELED PRIVATE TRADITIONAL

Immaculately remodeled, this private traditional Beverly Hills adjacent home is perched atop a hill boasting massive city views. Designer curated, turnkey 4br+office feat. bright & airy floor plan. With rich cocoa hardwood floors & custom touches throughout, this home exceptionally marries timeless style w/ a contemporary touch.

MLS#19-420770


Heather Altman 310-924-4664

DOUGLAS ELLIMAN

09 Beverlywood Vicinity

Condo / Co-op

1223 ROXBURY DR #303		Lunch	11-2	NEW
\$949,000	2+2	CONTEMPORARY		



TOP FLOOR FRONT PENTHOUSE ON BEAUTIFUL ROXBURY DRIVE!

Priced to sell immediately! Top floor, bright, single level PENTHOUSE on fab. Roxbury Dr. w/ unobstructed city & mountain views. Perfect floor plan with 2 large bdrms ea. w/ own bath, separated by living rm. Lg. kitch. w/ SS double ovens, plus huge breakfast rm and sep. laundry room in the unit. Wide plank hardwood floors, carpeted bdrms, huge closets and a gas fireplace. Building has pool, jetted spa, sundeck & exercise room. Side by side parking in secure garage. Extra storage unit on floor.

MLS#18-412360
Joan Lurie Farb 3109684900
JOAN LURIE REALTY

S/S dbl. ovens, dishwshr, washer & dryer

8866 ALCOTT ST #202		Open	11-2	NEW
\$939,000	3+2	CONTEMPORARY		



BEAUTIFUL 3 BEDROOM 2 BATH CONDO IN THE BEVERLYWOOD AREA

Light and bright 3 Bedroom, 2 bath condo located in Beverlywood Adjacent neighborhood. The unit features an open living and dining room with fireplace, gourmet granite kitchen with top of the line SS appliances and breakfast bar, master suite with large walk-in closet and luxurious master bath with dual sinks and separate tub/shower. 2 balconies, hardwood floors, recessed lighting throughout.


MLS#19-420448
Bellet/Grakal Group 3107701124
KW BEVERLY HILLS

Dshwshr, Hood Fan, Micro, Rng/Ovn, Fridg

10 West Hollywood Vicinity

Single Family

839 N SPAULDING AVE		Open	11-2	NEW
\$4,195,000	4+5	ARCHITECTURAL		



ARCHITECTURAL MASTERPIECE IN BEVERLY GROVE

Outstanding new construction in Beverly Grove, expansive, dwarfing ceilings with the finest of finishes throughout. Extremely sophisticated home automation, Fleetwood doors, and exquisitely designed saline pool. Steps away from West Hollywood's finest!

MLS#19-418988
Tomer J. Fedida, Esq. 3235774201
FEDIDA PROPERTIES

Miele apncs, Roof Deck

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



EXCEPTIONAL NEWLY CONSTRUCTED, MODERN ESTATE

Exceptional, newly constructed modern estate flooded with natural light and surrounded by mature landscaping provides complete tranquility and privacy, while being walking distance to Melrose Avenue's best shops and restaurants. Residence features a double-height and bridged entry with a polished steel floating staircase and open floor plan. Bardiglio marble fireplaces, engineered Oak hardwood flooring & custom Fleetwood sliding doors throughout offer a cozy yet sophisticated living experience.

MLS#19-421640
Christina Collins 310.343.3456
HILTON & HYLAND

Co-listed w/ David Parnes & James Harris

601 N HARPER AVE		Open	11-2	NEW
\$3,749,000	4+5	MODERN		



CUSTOM DESIGNER HOME

Breaking the mold of the West Hollywood McMansions, this custom designer was built by the developer for his own family and is easily distinguished from the competition. Beyond the hedged and gated entrance is a zen water feature with a dramatic waterfall in a lush and intimate setting. Inside this chic architectural home is an open concept floor plan w/ formal living room & soaring ceilings, a generously sized dining room, and a gourmet chef's kitchen equipped with custom cabinetry.

MLS#19-420754
Josh & Matt Altman 310.819.3250
DOUGLAS ELLIMAN

1010 HANCOCK AVE		Refresh.	11-2	NEW
\$2,375,000	4+3	ARCHITECTURAL		



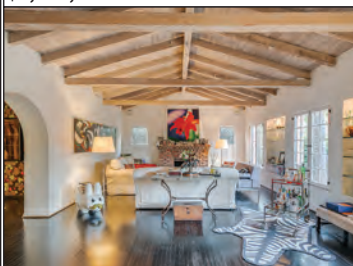
BEAUTIFUL ARCHITECTURAL 3-BEDROOM CRAFTSMAN W/ GUEST HOUSE

Beautifully Maintained Architectural 3-bedroom Craftsman w/ loft style two-story guest house on a hip metropolitan pocket of WeHo. Gated with bamboo front hedge and authentic vintage mesquite doors leading to a private garden, fountain, & tranquil landscaped usable grounds. Enormous wraparound porch appointed w/ French doors for an indoor/outdoor-style living which includes enormous deck & yard for entertaining. Guest house features bright work & living space.

MLS#18-416852
Vangelis Korasidis 310-247-1500
COLDWELL BANKER BH

Beautiful Architectural Craftsman

535 N LAUREL AVE		Open	11-2	NEW
\$2,365,000	3+2			



BEAUTIFUL SPANISH HOME IN THE HEART OF BEVERLY GROVE

This home offers 3 bedrooms, 2 bathrooms, den, screening room, swimming pool & cabana. The living room has wood vaulted ceilings, exposed beams and fireplace. Kitchen was recently completely updated with Miele appliances and Scavolini cabinetry, a true cooks kitchen. Den opens to a very private backyard and outdoor dining area with sparkling pool and spa. California living at its best!

MLS#19-420896
Paul Stukin 310.779.2595
HILTON & HYLAND

HiltonHyland.com

9047 NORMA PL		Refresh.	11-2	NEW
\$2,295,000	3+4.5	2sty-ARCHITECTURAL		



STUNNING CONTEMPORARY! TWILIGHT OPEN 5-6:30PM!

DAY & TWILIGHT OPEN HOUSE w/food & beverages served at twilight 5-6:30pm! This noteworthy, architectural residence in the middle of the urban oasis of West Hollywood w/a walk score of 91. Located within minutes to Melrose Place, The Sunset Strip & Beverly Hills w/ endless options for fine dining, entertainment & nightlife. This home is nearly double the size of most homes in the neighborhood. 3 bedrooms including a master suite which encompasses the entire 2nd level plus a screening rm & 4.5 ba!

MLS#19-420896
Tom Scrocco/Randy Isaacs 310-890-2220
DOUGLAS ELLIMAN

www.9047Norma.com

10 West Hollywood Vicinity

Condo / Co-op

1250 N HARPER AVE, UNIT 307		Open	11-2	NEW
\$1,449,000	2+2	CONTEMPORARY		



DRAMATIC ARCHITECTURAL

Townhouse in prime West Hollywood! Enter into a two-story living room with views of West Hollywood. The open kitchen has Ceasarstone counters, stainless steel appliances including a 5-burner gas cook top. The master suite holds closet area, bathroom boasting double sinks, tub and large walk-in shower. The main level 2nd bedroom is off the entry way. Roof patio with incredible views. Other features include: central heat and AC, wood floors, washer and dryer, garage with tandem parking.

MLS#19-420896
Lauren Ravitz 310.600.4581
BERKSHIRE HATHAWAY

1414 N HARPER AVE #7	Open	11-2	rev
\$1,095,000	2+3	SPANISH	



TREMENDOUS PRICE IMPROVEMENT!

Terra-cotta tile floors w/designer inlays & soaring beamed vaulted ceilings w/amazing detailing and finishes throughout. Features include, gourmet kitchen w/farmer's sink, stainless appliances, designer cabinetry, w/tile counters. Spacious, open floor plan great for entertaining. Rooms are adorned w/hardwood floors, 10ft ceilings, and great architectural touches. Spacious master bedroom, master bath & large walk in-closet. Beautiful common area with dipping pool, indoor & outdoor lounging area.

MLS#18-396124
Roger Perry 213-999-1838
RODEO REALTY - BH

www.RogerPerry.com

2901 CLUNE AVE	Open	11-2	NEW
\$1,949,950	2+1	CALIFORNIA BUNGALOW	



REMARKABLE OPPORTUNITY! RARE 5200SF LOT IN HEART OF VENICE

Development opportunity moments from beach, Venice Canals & Abbot Kinney! Situated on a quiet, palm tree lined street awaits this home w/incredible upside potential. Build the home of your dreams or take advantage of current plans (include additional 500SF of living w/dramatic ceilings & walls of glass, transforming the bungalow to a modern oasis.) Detached 600SF garage adds space for bonus room or ADU. Chance to add immediate equity in short time in a highly coveted Silicon Beach neighborhood!

MLS#19-422338
SF Jones/KPerkins 310.579.2200
COMPASS

2901Clune.com

1131 ALTA LOMA RD #318	Open	11-2	rev
\$679,000	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

549 RIALTO AVE	Open	11-2	NEW
\$1,693,000	2+1	CALIFORNIA BUNGALOW	



DELIGHTFULLY REMODELED VENICE BEACH COTTAGE

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.

MLS#19-422120
Kerry Ann Sullivan 310-907-6517
HALTON PARDEE

www.HaltonPardee.com

11 Venice Single Family

1366 PALMS	Open	11-2	NEW
\$5,449,000	5+6.5	CONTEMPORARY	



NEW CONSTRUCTION ON A VENICE ESTATE LOT

Warm Contemporary designed with sophistication & ultimate class. Experience resort-style living on one of Venice's largest lots providing exclusivity, privacy & a lush grassy backyard with pool/en-suite cabana. High ceilings & wide hallways allow for incredible scale & volume for an inviting gallery type environment. Featuring a media room, walk-in wine cellar, multiple decks, patios, an outdoor living room, top-shelf finishes & pocketing Fleetwood doors epitomizing the indoor/outdoor living.

MLS#19-420528
Mark Kitching 310-902-0221
COMPASS

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



BEACH LIVING

Situated on a sprawling double lot in the most coveted Venice location- Rose Ave/beach adjacent- this quintessential beach compound is a rare gem. As you enter the main house, you will be dazzled by the abundance of character, double sided brick fireplace, soaring high beamed ceilings, and grand 2nd story ocean views.

MLS#18-382246
Aaron Kirman 424-249-7162
COMPASS

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

2823 GRAYSON AVE	Open	11-2	NEW
\$2,645,000	3+3	CAPE COD	



COASTAL ELEGANCE MEETS CAPE COD IN VENICE HOME

This stunning Cape Cod inspired home offers 3 spacious bedrooms and 3 bathrooms located in one of Venice's most sought after neighborhoods. As you enter through the colorful and lush walkway the scene is set for warmth with the hardwood floors and wood windows adding a hint of richness. Each room is bright and airy to allow ocean breezes to flow through the lower open floor plan. The family room perfectly opens to the back yard offering plenty of room to entertain.

MLS#19-419338
Nancy Osborne 310-795-6600
HALTON PARDEE

www.HaltonPardee.com

1385 PRESTON WAY	Open	11-2	rev
\$2,185,000	4+4	MODERN	



MODERN DESIGNER MASTERPIECE IN VENICE


A modern masterpiece featuring unparalleled design and the finest details, this newly reimagined home offers the perfect blend of beauty and practicality. Dramatic high ceilings set the stage for the spacious living area with a fireplace. Prepare your best dishes in the chef's kitchen with large island, designer cabinetry, and Viking stainless steel appliances. The kitchen area opens to the backyard space to provide perfect outdoor entertaining and experience true So-Cal beach living.

MLS#19-419338
Nancy Osborne 310-795-6600
HALTON PARDEE

www.HaltonPardee.com

11 Venice Condo / Co-op

914 4TH AVE	Open	11-2	NEW
\$1,975,000	1+1	CALIFORNIA BUNGALOW	



CHARMING VENICE BUNGALOW STEPS TO ABBOT KINNEY.

Major PRICE REDUCTION! Steps to Abbot Kinney and the beach, this home is a complete custom remodel with walnut hardwood floors and vaulted ceilings. Enter from a brick porch through custom dutch doors to this hidden gem. The kitchen is open with custom eucalyptus cabinets, marble counters and a vintage O'Keefe & Merrit stove. The bath is walnut and marble. Currently used as an office/studio, the garage has endless possibilities: creative space, artists studio, small production, tech start-up or?

MLS#18-401976
Csaba Yollin 310-213-3948
YOLLIN PROPERTIES

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

62 OZONE AVE	Open	11-2	NEW
\$2,449,000	3+4	CONTEMPORARY	



MODERN + LUXURY BEACHSIDE LIVING IN VENICE

This stunning new construction 3 bedroom, 4 bathroom steel framed townhome is built with the finest of materials. Rich hardwood floors, natural stone countertops, and designer lighting add to the casual elegance setting complemented by a dramatic fireplace to enjoy after a day at the beach. The Thermador appliances in the kitchen will delight the finest of home chefs and entertaining is a breeze with the large "eat at" island.

MLS#19-420210
Nancy Osborne 310-795-6600
HALTON PARDEE

www.HaltonPardee.com

60 OZONE AVE	Open	11-2	NEW
\$2,195,000	3+4	CONTEMPORARY	



BEACH RESORT LIVING IN THE HEART OF VENICE

This brilliantly designed new construction townhome is located just steps away from the sand, ocean, and all that Venice has to offer! Exquisite finishes adorn this 3 bedroom, 4 bathroom designer home exuding warmth, style with chic modern influences. Rich hardwood floors throughout add to its coastal, casual elegance feeling. The main level offers an open floor plan, a formal living room, a gourmet chef's kitchen with state-of-the-art appliances, natural stone countertops.

MLS#19-420206
Nancy Osborne 310-795-6600
HALTON PARDEE

www.HaltonPardee.com

11 Venice*Income*

708 BOCCACCIO AVE	Lunch	11-2	NEW
\$1,575,000	Duplex	1sty-SPANISH	



Side by Side Spanish Duplex in great area of Venice near Abbot Kinney Blvd and Venice Blvd. 2 Bedroom, 1.75 Baths on one side and 1 Bedroom, 1 Bath on the other. Property is in mostly original condition with Hardwood Floors, Dining Rooms, artificial fireplaces, Laundry Rooms, and charming windows. Yard is fully enclosed. 2 Car Detached Garage. Street to Street R2 lot approx. 4,123 Sq Ft. Both units are vacant. Great for development or refurbishment. Trust/Probate Sale, "As Is" condition.

T. Ballentine/M. Rosen 310-351-9743
RE/MAX ESTATE PROPER

www.TerryBallentine.com

12 Marina Del Rey*Single Family*

4206 MICHAEL AVE	Refresh.	11-2	NEW
\$1,595,000	3+2	TRADITIONAL	



CHARMING TRADITIONAL OPEN FLOOR PLAN


Located on a lush private corner lot, this beautiful three bedroom, two bath home welcomes you in with a comfortable open floor plan accented with warm exposed wooden beams. A sunken living room boasts a white brick wood-burning fireplace that leads out to a quiet private backyard perfect for entertaining. A bright and spacious Master bedroom suite includes a seating/office or dressing area, closet, Bathroom, and patio.

MLS#19-420418
Jordan Eamer 310-774-1347
COMPASS

www.4206MichaelAve.com

12 Marina Del Rey*Condo / Co-op*

3717 OCEAN FRONT	Open	11-2	NEW
\$5,250,000	5+6	ARCHITECTURAL	



OCEANFRONT CONTEMPORARY CONDO

This 5 bed, 6 bath modern oasis is the ultimate in coastal living with stylish architectural lines and sweeping ocean views including an expansive 1,800 foot rooftop. Master suite exudes luxury and modern comforts with a sitting/office area and floor-to-ceiling windows. Home boasts an abundance of natural light, elevator, and beach room with bath/shower and direct access to the sand. The subterranean parking with 3 dedicated spaces includes a car carousel and elevator access.

MLS#19-420678
David Kramer 3106912400
HILTON & HYLAND

www.davidkramer.group

4151 REDWOOD AVE, UNIT 101	Open	11-2	NEW
\$1,499,000	3+3.5		




ARCHITECTURAL TOWNHOME IN THE HEART OF THE DEL REY ARTS DIST

Rare opportunity to own a 3-story townhome corner unit with street entrance. Exceptional natural light throughout. Features include floor to ceiling windows, high ceilings, open floor plan for modern living. Gourmet kitchen with Caesarstone counters, Viking and Bosch appliances. Private roof-deck with beautiful city and mountain views. Optional access to resort like amenities including pool, cabanas, spa, fire pit, gym and BBQ. Tenant occupied, requires 24-hour notice.

Mark and Debra Kessler 310.905.7732
NOURMAND & ASSOC.

www.4151Redwood.com

4050 GLENCOE AVE, UNIT 421	Open	11-2	NEW
\$749,000	1+2	CONTEMPORARY	



MARINA ARTS DISTRICT CONDO

Sunlight pours in from all sides in this premier top-floor, corner unit at the coveted Indigo complex in the vibrant Marina Arts District! The open floor plan w/ high ceilings and walls of windows allow for the views to always be in sight. The gourmet kitchen has granite counter tops, Viking stainless steel appliances and rich wood cabinetry. The spacious master has two closets, luxe bathroom w/ soaking tub, separate shower & dual vanity. The living room & bedroom both open to a balcony.

R. Davis & C. Burns 310.418.8091
COMPASS

13 Palms - Mar Vista*Single Family*

3330 BEETHOVEN ST	Refresh.	11-2	NEW
\$3,495,000	5+5	2sty-MODERN	



MODERN "MAR-VENICE" CONTEMPORARY

Welcome to MAR-VENICE -- come enjoy incredible ocean views an indoor/outdoor Cali living at its best. Designed by Gibbs Architects, this 5BR/4.5 bath custom home is an entertainer's dream. Set back on a western-facing elevated lot, this home features mature landscaping, ocean rooftop views and maximum security and privacy. Downstairs features open step-down chef's kitchen, dining and living area w highest-end features. Enjoy sunsets from west-facing master suite and expansive roof-top deck.

MLS#19-419908
Henry Dodge, Broker 323-487-0835
HD PROPERTIES, INC.

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

3116 COLBY AVE	Open	11-2	NEW
\$1,699,000	3+2	TRADITIONAL	



BRIGHT & AIRY SANCTUARY PERFECTLY SUITED FOR A RELAXED LIFE

Situated on one of the prettiest streets in the Westdale/Trousdale. High ceilings w/updated recessed lighting and polished hardwood floors enhance the open feeling of the home. A wall of glass doors open to the backyard and allow you to combine the indoor/outdoor living. The eat-in kitchen has crisp white finishes, plenty of storage. The master bedroom has an en-suite bathroom and could easily be expanded. Two additional bedrooms share a full bath and a den. Contact us today!

MLS#19-421172
Jose Noel 310-994-8721
KELLER WILLIAMS-SANT

Dryer,Rng/Ovn,Fridg,Wshr

3523 MILITARY AVE	Open	11-2	NEW
\$1,095,000	3+1	1sty-TRADITIONAL	



CHARMING 3 BED 2 BATH HOME IN WESTSIDE VILLAGE

Original home located on a tree lined street in trendy Westside Village neighborhood. This charming home features 3 bedrooms and 1 bathroom. Inviting living room leads to formal dining room which leads to the kitchen. The private grassy backyard is an inviting oasis that completes this ideal home for entertaining and indoor / outdoor living. The home is filled with an abundance of light. Home needs some TLC. Amazing opportunity to build or remodel.

MLS#19-420438
Bellet/Grakal Group 3107701124
KW BEVERLY HILLS

Rng/Ovn,Fridg

12416 MITCHELL AVE	Open	11-2	NEW
\$995,500	3+1	TRADITIONAL	



UNDER ONE MILLION ON THE WESTSIDE

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 counter top 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.

MLS#19-421250
Jose Noel 310-994-8721
KELLER WILLIAMS-SANT
Cling Fan,Dshwshr,Dryer,Rng/Ovn,Fridg

251 21ST ST	Open	11-2	NEW
\$4,650,000	6+6	2sty-CONTEMPORARY	



BEAUTIFUL TRANSITIONAL HOME! GREAT FOR ENTERTAINING!!!

Bright open rooms, amazing floor plan throughout. Vaulted entryway, marble floors & wood floors on first floor. Open living room w/stone fireplace leads to dining rm & French drs to outside. Spacious gourmet kitchen w/2 islands, lrg family rm, bar & frplc, French drs to yard, office/BR en-suite & guest BR en-suite, & laundry room. Upstairs entails master suite, spa like his/her bathrooms, steam shower, walk-in closets, plus 3 Other BR's. Pool & Spa.

MLS#19-418372
Susan Kastner 3108809227
COMPASS
Bit-Ins,Dshwshr,Dryer,Frzr,Hood Fan

13 Palms - Mar Vista *Condo / Co-op*

12016 WASHINGTON PL #105	Refresh.	11-2	NEW
\$814,000	2+3	CONTEMPORARY	

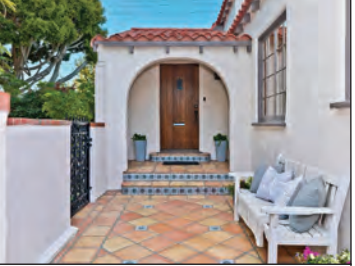


BEACH RESORT LIVING IN THE HEART OF MAR VISTA

Located in an intimate 15-unit building, this desirable condo has it all for anyone looking to live the Westside life. Step right in and relax in your living room with refinished hardwood floors and a beautiful antiqued fireplace. The kitchen has dark granite counters and a garden window to have the light soak in while you are whipping up your next meal. Enjoy lounging on your private outside patio and having the stress melt away with a majestic, lush view of maple trees.

MLS#19-419060
Penny Muck (310) 266-9946
HALTON PARDEE
www.HaltonPardee.com

2207 CLOVERFIELD BLVD.	Refresh.	11-2	NEW
\$2,495,000	6+5	1sty-SPANISH	




COURTYARD COMPOUND

Opportunity knocks! Detached SFR with 3 Rental Units! The main house, one-bedroom apartment and one single unit are ALL VACANT and newly refurbished (only one single unit is tenant occupied). This unique property is ideally located in quiet, desirable Sunset Park neighborhood. Walk to Whole Foods, parks, farmer's market, coffee houses, eateries, shops, schools and local library.

MLS#18-403770
Hope Faust 310-709-6319
RODEO REALTY - BH
www.2207cloverfieldsantamonica.com

14 Santa Monica *Single Family*

1347 PALISADES BEACH RD	Open	11-2	NEW
\$10,950,000	4+5	TRADITIONAL	



GEM ON THE BEACH W/ COMMANDING VIEWS FROM SM PIER TO MALIBU

Paintstakingly remodeled, striking Modern Trad beach house on sand in heart of SM's historic Gold Coast. Main level overlooks ocean & opens to covered veranda w/ heaters + a library w/ built-ins & lg, cozy media rm w/ fabric walls. 4 BDs each w/ pvt BA inc fab ocean front master w/ FP, terrace, lavish BA w/ vus & fitted closets. Lower level fam rm opens to pvt beach-side patio w/ spa, lg roof deck w/ firepit & spectacular vus up/down the coast, 3-car garage + up to 6-car off st parking.

MLS#19-420360
David Offer 310-820-9341
BERKSHIRE HATHAWAY
www.1347palisadesbeach.com

14 Santa Monica *Condo / Co-op*

1127 12TH ST #303	Open	11-2	NEW
\$1,099,000	2+2	2sty-CONTEMPORARY	



STUNNING 2 BED + 2 BATH + LOFT TOWNHOUSE

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 to...

MLS#19-421676
P. Maurice T. Rustad 310-623-8819
RODEO REALTY - BH
1127twelfthstreet.com

450 SAN VICENTE #103	Open	11-2	NEW
\$888,000	2+2	3sty-CONTEMPORARY	



SINGLE-LEVEL CONDO WITH HUGE PATIO

2 bedroom +2 bath, first floor, single-level condo. Kitchen w/ custom island and Murano-glass light fixture, looks out to dining area & living room w/ gas fp. Enormous patio off living room, can also be accessed from master.Laundry in unit, w/ side-by-side w & d. Generous master suite. Lots of storage. Quiet & peaceful unit. Building has a large community spa & community sauna. 2, side-by-side parking spots in community garage. 4 guest spots. No stairs leading to or in unit.

MLS#19-419516
Kate Bransfield 310.395.1133
COLDWELL BANKER RESI
Dshwshr,Dryer,Hood Fan,Micro,Rng/Ovn

945 BERKELEY ST	Open	11-2	NEW
\$6,575,000	5+6	2sty-ARCHITECTURAL	



A MARMOL RADZINER NEW CONSTRUCTION MASTERPIECE

Ocean views and breathtaking sunset view of the Santa Monica skyline from all areas of this New Construction masterpiece from award-winning architecture firm Marmol Radziner. The first floor features an open floor plan with soaring ceilings and includes separate formal living room and den, dining room, and gourmet kitchen with breakfast bar. Warm wood paneling complements concrete floors throughout. Sliding doors provide for a true indoor/outdoor lifestyle, complete with poolside entertaining.

MLS#18-417506
Kerry Ann Sullivan 310-907-6517
HALTON PARDEE
www.HaltonPardee.com

1141 26TH ST #D	Refresh.	11-2	NEW
\$655,000	1+1	TRADITIONAL	




SM LIFESTYLE!! NORTH OF WILSHIRE!!

Wonderful top floor unit with tree top views from each room. 1 BD+1 BA situated in a lush landscaped courtyard with a soothing fountain. Renovated to maximize a functional environment and creative storage space. Original hardwood floors, custom wood cabinetry in kitchen and living room create a warm gracious feel. Living room built-ins & an office area. Open cook's kitchen area is perfect for entertaining. Private 1 car detached garage. EQ Insurance. Close to shopping and restaurants.

MLS#19-421508
Portia Corlin 310-230-3793
BHHS

2020 6TH ST #2	Open	11-2	671F3	red
\$1,449,000	2+3	ARCHITECTURAL		



2 PRIVATE DECKS W/OCEAN & CITY VIEWS!

REDUCED! This 2-bedroom, Loft & 3-bath townhome features 2 sundecks w/ocean & city views plus glorious sunsets. The living area with its soaring ceiling, walls of glass & abundance of light is designed to invite gathering, and entertaining. The spacious kitchen makes cooking a breeze. Full bath on this level. Very large loft. Master suite w/patio. Some HW floors. SxS security pkg. EQ ins. Easy access to Main street & the fun shops & restaurants. Just beyond...the beach & ocean.

MLS#18-397458
 Sheri Weisbender 310-473-6156
 RODEO REALTY - BEVER

Stove, Ref, MW, TC, GD, W/D


1007 20TH ST #7	Open	11-2	rev
\$895,000	2+2	TRADITIONAL	

Desirable North of Wilshire location, close to Montana Avenue, spacious condo with open floor plan, freshly painted, new carpets, plantation shutters, probate sale, no court confirmation required.

MLS#18-412826 **Bit-Ins, Cing Fan, Dshwshr, Grbg Disp, Range**
 Bonnie Burke 310-422-6684 **HERITAGE REALTY**

15 Pacific Palisades Single Family

770 AMALFI DR	Open	11-2	NEW
\$13,695,000	6+8.5	ARCHITECTURAL	




NEW CONSTRUCTION IN THE PALISADES RIVIERA

This new construction estate is an architectural statement with walls of stone & glass. Prestigiously located on Amalfi Drive in the famed Palisades Riviera, this masterfully crafted home is set-back on a flat 15,871 sqft lot. Wide plank, light-stained oak floors anchor walls of limestone & a floating staircase allows all 3 levels a connection with open sightlines. Theater, gym, wine cellar, bar, pool and elevator complete all of today's desires. An inspired & intentional design!

Hathorn / Pence 310.924.4014
COMPASS

RAIN WILL CANCEL OPEN HOUSE

18038 BLUE SAIL DR	Open	11-2	NEW
\$5,998,000	4+5	1sty-CONTEMPORARY	



PACIFIC VIEW ESTATES

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

MLS#19-422112
 James Respondek 310-488-4400
 SOTHEBY'S

Sophisticated International Flair

365 N LAS CASAS AVE	Open	11-2	NEW
\$4,250,000	5+5.5	2sty-MODERN	



EXCEPTIONAL NEW MODERN FARMHOUSE

Impeccably designed & crafted, and located on the Las Casas/Grenola bluff loop, plus minutes from the Village, this new construction offers fine details, refreshing style & remarkable quality. Wide plank French oak flrs, high cells, custom woodwork & designer fixtures throughout. Master w/open views of ocean & mtns. The dream kit features Bertazzoni range + 2 dishwashers. Garage incl. electric charger. Yard boasts a bbq bar, concrete seating bench w/ sleek fire element and serene mountain views.

Michael Edlen 310-230-7373
COLDWELL BANKER - PP

Wine Cellar, BBQ, Firepit, Nest, Lutron

16826 MONTE HERMOSO DR	Open	11-2	NEW
\$3,675,000	5+4.5	2sty-ARCHITECTURAL	




WWW.16826MONTEHERMOSO.COM

Dramatic custom architectural w/ two-story entry, walls of glass & soaring ceilings welcomes you with views to majestic park-like grounds & mtn. vistas. Formal living room w/ fireplace & built-ins leads to the grand dining room. Kitchen opens to the great room separated by a double sided fireplace to the family room with bar and floor to ceiling windows. In addition to the 4 large secondary bedrooms there is a Master suite with a large terrace, fireplace, spacious bath and walk-in closet.

MLS#19-419846
 Beverly & Kimberly Gold 3104965995
COMPASS

www.PropertiesByGold.com

16163 ANOKA DR	Lunch	11-2	NEW
\$3,149,000	4+4	MID-CENTURY	



MID-CENTURY WITH OCEAN VIEW!

Exquisite one-story mid-century ocean-view luxury property, nestled in the exclusive Palisair community. Enjoy coming home to an elegant 4BR residence, designed by Rees Studio. The private drought-tolerant backyard w/ pool, spa, built-in BBQ, wood-fired pizza oven, & 420SF cabana is perfectly appointed for indoor/outdoor entertaining. Minutes to Palisades Village, the beach, & hiking. Drawings of potential guesthouse & conditional approval for a second story are available. Amazing opportunity!

MLS#18-415252
 Jacqueline Chernov
COMPASS

1320 DUENDE LN	Open	11-2	NEW
\$2,790,000	4+2	MODERN	

Beautiful 1 story family home on a peaceful cul de sac st. This 4-bedroom 2 bath 2,595 sq ft recently remodeled home has beautiful views. Large 9,616 sq ft lot opens to beautiful canyon & city views

www.1320Duende.com
 Anthony Marguleas (310) 922-4241 **AMALFI ESTATES**

1433 EL BOSQUE CT	Open	11-2	NEW
\$2,779,000	4+4	CONTEMP MED	



Situated at the end of a short cul-de-sac, this home offers a sense of privacy in a tranquil setting. Enjoy soaring ceilings in the entry & living room. Pass through the spacious & inviting dining room to the great room consisting of center-island kitchen, breakfast room & large family room -- ALL opening through french doors to the patio & yard. Featuring an incredibly romantic yard with multiple stone patio areas, a sweeping grass yard & feeling of openness with mountain views & mature trees.

MLS#19-422266
 Michael Edlen 3102307373
COLDWELL BANKER RESI

Bit-Ins, Dshwshr, Grbg Disp, Rng/Ovn, Fridg

14601 WHITFIELD AVE	Refresh.	11-2	rev
\$6,295,000	6+7	2sty-TRADITIONAL	



ELEGANT MASTERPIECE - PALISADES VILLAGE

Newly constructed with an open and spacious floor plan. Gourmet kitchen with professional-grade appliances, Calcutta marble island and Absolute Black counters. Bright and airy family room opens via Fleetwood pocket doors to private grassy backyard with pool/spa and BBQ. Spacious master suite includes fireplace, his and hers walk-in closets, Calcutta marble bathroom, and large balcony. Home is complete with home theater, finished study, upstairs family room, and large rooftop deck.

MLS#18-418034
 Marek Swiderski 424.256.9480
 SIR - PP

www.14601WhitfieldAve.com

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

THE
MLS
 .COM

MAKING THE MARKET WORK™

1027 KAGAWA ST	Open	11-2
\$6,195,000	6+8	



NEW CONSTRUCTION - MODERN FARMHOUSE

Beautifully appointed new modern farmhouse in the heart of Pacific Palisades. This well-designed floorplan, custom built by IM Home and walking distance to the new Caruso development, has it all, with 6 bedrooms, 8 baths, luxury home theater, 2 laundries, a formal living and dining area, and an expansive high foyer with skylights. A great use of square footage for a family home in prime Palisades!

MLS#18-409778
Jacqueline Chernov
COMPASS

310-403-7557

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

15422 ALBRIGHT ST	Open	11-2
\$5,750,000	6+7	



HUGE PRICE REDUCTION!


Newly constructed modern Farmhouse design built by IM Home on one of the most prestigious cul-de-sac in Pacific Palisades. Lined with beautiful and mature trees, this elegant home boasts six large, en-suite bedrooms. The Control Four Smart Home includes a climatized wine room and home theater for entertaining. Enjoy the luxurious pool and custom spa in the beautifully landscaped, private yard on a 9,331 SF lot. Minutes to Palisades Village and hiking trails. Beach living at its finest!

MLS#18-351192
Jacqueline Chernov
COMPASS

310-403-7557

Cbl,Dshwshr,Dryer,Grbg Disp,Micro,Other

847 CHAUTAUQUA	Open	11-2
\$4,695,000	5+6	CAPE COD



NEW + DREAM HOME!

Elegant Pacific Palisades new construction home, located in the Alphabet Streets on Chautauqua! This luxury property offers unparalleled craftsmanship and exceptional amenities. The Cape Cod-inspired design is truly remarkable inside and out. This two-story smart home has 5 bedrooms and 5½ baths. Expansive rooftop deck with ocean and mountain views. Just blocks away to the newly opened Caruso development, with dining, retail, and movie theatre. All of this makes this the ideal dream home!

MLS#18-389698
Jacqueline Chernov
COMPASS

310-403-7557

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

16426 AKRON ST	Refresh.	11-2
\$2,998,000	3+4	ARCHITECTURAL



GORGEOUS HOME WITH DREAMY OUTDOOR SPACE

Exquisite, brand new remodel of an A. Quincy Jones home in private canyon setting. Fabulous home for entertaining, filled with dreamy outdoor spaces, yet all in the middle of the Palisades. Light filled living room opens to an expansive deck ideal for you and your guests to enjoy the stunning outdoors. Light hardwood floors throughout, brand new Italian kitchen, Miele appliances, built-in espresso maker. Stunning skylights throughout.

MLS#18-414826
Marta Samulon
COMPASS

310-496-5996

Blt-Ins

1047 GALLOWAY ST	Open	11-2
\$2,700,000	3+1	SPANISH



THREE BEDROOMS AND A DEN

This charming Spanish is located on a beautiful tree lined street in the popular Village area of the Alphabet Streets. The lovely split level home has 3 bedrooms, den, dining room, bath and remodeled kitchen. The character has been maintained with high ceilings and arches from the living room to dining room and upstairs den. Beautiful hardwood floors throughout, a large patio with Saltillo tiles for outdoor dining make for living the California dream. A basement with laundry opens off garage.


MLS#19-418788
Paula Ross Jones
SOTHEY'S INTERNATIO

310255449

Den open to Living Room

15 Pacific Palisades	Condo / Co-op
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1610 MICHAEL LN	Refresh.	11-2
\$1,525,000	3+3.5	VILLA



BEAUTIFUL MICHAEL LANE VILLA WITH MOUNTAIN VIEWS!

Enjoy living in this absolutely gorgeous remodeled townhouse. End unit Michael Lane villa with 3 BR, 3.5 BA. Bright living room w/ fireplace & large balcony. Dining room w/ Mountain Views. Kitchen w/ breakfast area, Double oven & direct entrance from the garage. Master suite w/ beautiful Mountain Views, sitting area & walk-in closet. Master bathroom w/ double sinks, separate shower. Second bedroom w/ private bath. Main entry on the lower level w/ 3rd bedroom, full bath, family room.

MLS#19-420902
Afrouz Nosrati
COLDWELL BANKER

310-500-9343

www.1610MichaelLane.com

1532 MICHAEL LN	Open	11-2
\$1,349,000	3+3	2sty-CONTEMP MED



HIP/LUXURIOUS REMODELED 3-BDRM/3-BATH VILLA


MICHAEL LANE VILLAS. Enjoy grey Oak hardwood floors thru-out lower level: living room w/ fireplace, dining room w/ wet-bar, eat-in kitchen w/ quartz counters, glass tile & SS appliances. 3-remodeled baths inc: master bath w/ dual sinks, Japanese-style pedestal tub & spa-like shower. Mountain views from en-suite 2nd & 3rd bedrooms. Excellent outdoor spaces: balcony off master/patio off living room. Dedicated laundry room. Large 2-car garage. A+ HOA w/ pool, spa, sauna & gym. Resort-style living!

MLS#19-420902
Nicolas Beauvy
COLDWELL BANKER-PPAL

310-691-9595

www.1532michaellane.com

15515 W SUNSET BLV, UNIT 503	Open	11-2
\$995,000	2+2.5	



PENTHOUSE WITH VIEWS, IN THE HEART & HUB OF THE PALISADES!

Rare find PH! Extraordinary views of mountains, mature trees & ocean will surely inspire any needed remodel/upgrades. Untouched, unspoiled blank canvas (currently potentially perfect!) ready to transform to a chic masterpiece. Ideal floorplan: kitchen open to dining/living & views, views, views with added treat of a New York style loft with a 1/2 bath. Buffered from Sunset/facing ocean view & Temescal Canyon, with major windows that enjoy a bright, urban treehouse, natural habitat ambience.

MLS#19-420902
Betty-Jo Tilley
BERKSHIRE HATHAWAY

310-429-9833

Community Spa, Pool, Sauna & Gym

18 Hancock Park-Wilshire	Single Family
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250 N BEACHWOOD DR	Open	11-2
\$1,395,000	3+2	1sty-SPANISH



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#18-410706
Angela Bond
KW LARCHMONT

310.666.5052

www.WindsorSquareListing.com

OPEN HOUSE STATUS

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

NEW

New, automatic status

NEW*

New, not yet listed

RED

Reduced


REV

Review, automatic status

BOM

Back on Market

X 633 LILLIAN WAY	Lunch 11-2	NEW
\$1,349,000	2+2 TRADITIONAL	



STORYBOOK TRADITIONAL HOME IN HANCOCK PARK'S MOST DESIRABLE

This 2 bd/2 bth traditional home in one of Hancock Park's most desirable hidden pockets. Close proximity to Wilshire Country Club golf course, LA Tennis Club & Larchmont Village. Presents great opportunity for those looking for prime real estate in 3rd street school district. Offers original hwdw flrs, open living/dining area & built-in storage in master bdrm. Kitchen w/ French doors, leads to patio, tranquil bckyrd w/ desert landscaping & garage turned bonus space includes bthrm & ldry rm.

MLS#19-421650
John Duerler 213.924.2208
HANCOCK HOMES REALTY

www.633lillian.com

4715 WILSHIRE BLVD	Open 11-2	rev
\$1,799,000	4+4 CONTEMPORARY	



NEW SEVEN SINGLE FAMILY 3 & 4 BEDROOM HOMES IN HANCOCK PARK

A collection of 7 contemporary homes in Hancock Park. The stunning architecture of The Sevens complement the stylistic significance of the surrounding neighborhood each residence comprised of 3 and 4 bedrooms, a direct two car garage, a rooftop terrace boasting panoramic mountain and city vistas. Additional amenities included European white oak floors, gas fireplace, kitchen w/Viking Stainless appliances, Caesar stone countertops, a bath with Carrara marble/free standing tub & dual sinks

MLS#18-388212
Knox/Lindsay/Ojeda 323-640-5473
COMPASS

www.thesevenla.com

335 S RIMPAU BLVD	Open 11-2	rev
\$13,795,000	6+7 2sty-MEDITERRANEAN	



BREATHTAKING MEDITERRANEAN IN PRIME HANCOCK PARK

AGENTS MUST SHOW BUSINESS CARD / PHOTO ID FOR ACCESS Meticulously updated inside & out with an extraordinary aesthetic; retaining its soul but thoroughly bringing it up to today's standards in design & functionality with superb execution. 5 bedroom suites w/ the master retreat featuring double walk-in closets, exquisite bath, fireplace & large terrace overlooking the rear gardens. Rear yard; dining pavilion, Cipriani style swimmers pool & spa w/ auto cover, koi/turtle pond,

MLS#18-413692
Brent Watson 3106009119
GLOBAL LUXURY

www.primehancockpark.com

4721 WILSHIRE BLVD	Open 11-2	rev
\$1,649,000	3+4 CONTEMPORARY	




NEW SEVEN SINGLE FAMILY 3 & 4 BEDROOM HOMES IN HANCOCK PARK

A collection of 7 contemporary homes in Hancock Park. The stunning architecture of The Sevens complement the stylistic significance of the surrounding neighborhood each residence comprised of 3 and 4 bedrooms, a direct two car garage, a rooftop terrace boasting panoramic mountain and city vistas. Additional amenities included European white oak floors, gas fireplace, kitchen w/Viking Stainless appliances, Caesar stone countertops, a bath with Carrara marble/free standing tub & dual sinks

MLS#18-388212
Knox/Lindsay/Ojeda 323-640-5473
COMPASS

www.thesevenla.com

159 S HUDSON PL	Open 11-2	rev
\$9,850,000	6+8 MEDITERRANEAN	



STUNNING MEDITERRANEAN VILLA IN PRIME HANCOCK PARK

Rarely does a property of this elegance, character, & scale come to market ideally situated on one of the most desirable streets in Hancock Park. This stunning home sits on a sprawling corner lot & features unsurpassed frontage, surrounded by lush gardens providing the utmost privacy. This expansive 6bed 8bath home boasts over 8500SF of living space w/ designer details i.e., custom millwork, ornate crown molding, imported fixtures, & French doors opening up to balconies and outdoor spaces.

MLS#18-397816
Neyshia Go 310-882-8357
PACIFIC UNION INTERN

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

18 Hancock Park-Wilshire *Condo / Co-op*

641 WILCOX AVE #2F	Open 11-2	NEW
\$1,199,000	2+3 CONTEMPORARY	



FRESHLY RENOVATED CONDO IN HANCOCK PARK

Freshly renovated, extra large 2 bedroom 2 1/2 bath condo in much sought after Hancock Park Terrace Condominiums. Unit features BIG rooms, 9 ft ceilings and new wood flooring throughout. New kitchen includes stainless appliances, custom shaker cabinets, quartz countertops and wine fridge. Both bedrooms feature new en-suite bathrooms with sliders out to covered terrace. Washer and dryer in unit. Convenient location adjacent to Wilshire Country Club, LA Tennis Club & popular Larchmont Village.

MLS#19-418606
Jim Noonan 310-801-8182
COLDWELL BANKER BHN

Cbl,Dshwshr,Dryer,Elvtr,Grbg Disp,Other

18 Hancock Park-Wilshire *Income*

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



AN ARCHITECTURAL MASTERPIECE

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

MLS#18-403412
Loveland Carr Properties 323-460-7606
COLDWELL BANKER RESI

72Fremont.com

1147 KENISTON AVE	Open 11-2	NEW
\$1,300,000	Duplex 1sty-TRADITIONAL	



JUST LISTED: UPDATED LONGWOOD HIGHLANDS DUPLEX!

Step behind the gate and onto the pergola covered patio to find this exceptionally done duplex in the coveted Longwood Highlands neighborhood. The owner's unit, delivered vacant, is on the south side of the property and has all the mod-cons you would expect: a huge open-plan kitchen featuring a Carrara backsplash. Step into the garden where barn doors open to an exceptional space with storage and a bonus bathroom plus an attached studio space. Welcome to Keniston, where your home is your oasis.

MLS#19-421874
Carrabba Group 323-899-2900
COMPASS

www.kenistonduplex.com

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



A NEW LOOK FOR THE NEW YEAR!

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

MLS#18-400124
Loveland Carr Properties (323) 460-7606
COLDWELL BANKER HP

www.125SPlymouth.com

OPEN HOUSE STATUS

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

NEW New, automatic status
NEW* New, not yet listed
RED Reduced
REV Review, automatic status
BOM Back on Market

19 Beverly Center-Miracle Mile

Single Family

6351 LINDENHURST AVE

Open 11-2

\$3,850,000

4+5

ARCHITECTURAL



MLS#19-421924

Christina Collins 310.343.3456

HILTON & HYLAND

SIGNIFICANT ARCHITECTURAL ESTATE

Brand new architectural and one of the last newly constructed homes built prior to code change, this property was designed for luxury living and entertaining. Upon entry, guests are greeted by lush landscaping, a 23 ft. double-height formal entry, and an abundance of natural light pouring in from the floor-to-ceiling custom windows and Fleetwood doors throughout.

Co-Listed w/ David Parnes & James Harris


NEW

100 S CRESCENT HEIGHTS

Open 11-2

\$3,495,000

5+7



MLS#19-418474

Aneela Zaman 323.698.2555

HILTON & HYLAND

CRAVING RESPITE FROM THE CITY

Welcome to this newly built modern farmhouse retreat, just a stone's throw from the pulse of Hollywood. Blurring the boundary between indoors and outdoors, the five-bed, six bath, smart home lets the landscape and natural light flow through. The open concept perfectly marries classic architecture, wide-plank oak floors, tall doors and beautifully appointed spaces with a stunning palette of chic amenities, gold, and brass finishes, and black shiplap accent walls throughout.

AneelaZaman.com

NEW

6421 W 5TH ST

Open 11-2

\$3,349,000

5+5

CONTEMPORARY



MLS#19-421614

Spencer Payson 310-486-8039

COMPASS

STUNNING SPANISH CONTEMPORARY AT AN INCREDIBLE VALUE!

Immaculately maintained, 5 bd 4.5 bath. Enter through gate to front yard & attached garage behind lush greenery. Downstairs -open floor plan w/ wine display, Chef's kitchen w/ Viking appliances/marble island/Carrara backsplash, guest bed + bath, powder room, large family & dining room w/ folding doors leading outside. Backyard - tranquil & private w/pool & cabana surrounded by landscape. Upstairs - 4 large bedrms w/ luxurious master, soaring ceilings, fireplace, and great master bath/closet.

BBQ,Blt-Ins,Cbl,Cent Vac,Dshwshr,Other

NEW

171 S VISTA ST

Open 11-2

\$2,599,000

4+5

2sty-SPANISH



MLS#19-418812

The Sunset Team 3102743900

KELLER WILLIAMS DTLA

NEW PRICE!

Timeless Spanish Colonial Revival! On a picturesque tree-lined street in prime Beverly Grove, sits this 4 bedroom and 4.5 bathroom dream home, complete with new saltwater pool and spa.The bright and airy abode is outfitted with a gourmet kitchen that can cater to chefs of any variety. Spacious formal dining and living rooms make you a shoo-in for "host with the most." A super-sized Master suite with luxe bathroom, and enviable guest bedrooms keep the "wow's" coming upstairs. Centrally-located!

Blt-Ins,Dshwshr,Dryr,Micro,Rng/Ovn,Other

NEW

327 N EDINBURGH AVE

Open 11-2

\$2,479,000

4+4

1sty-SPANISH



MLS#19-420204

Paul Skikne 310 850-5595

BRENTWOOD RE

STUNNING RE-IMAGINED SPANISH WITH ADU AND POOL!

CALIFORNIA LIVING AT ITS FINEST! 3+3 MAIN HOUSE, PLUS 1+1 ADU. OPEN FLOOR PLAN, PERFECT FOR ENTERTAINING. CUSTOM DETAILS INCLUDE OAK HARDWOOD FLOORING, ARABESCATO MARBLE, TABARKA TILE, APPLIANCES BY THERMADOR, MATTE BLACK FIXTURES BY CAL FAUCETS, AND LIGHTING BY CIRCA LIGHTING. ALL NEW ROOF, SMOOTH EXTERIOR STUCCO, WINDOWS AND DOORS, PLUMBING, ELECTRICAL, HVAC, AND SO MUCH MORE.... AWESOME REAR YARD INCLUDES LARGE PATIO AND SUNDECK. BEST LOCATION, WALK TO ALL LOCAL AMENITIES.

Blt-Ins,Dshwshr,Rng/Ovn,Fridg

NEW

850 MASSELIN AVE

Open 11-2

\$2,250,000

4+4

2sty-SPANISH



Anthony Diaz-Perez 2139487964

DOUGLAS ELLIMAN

GLORIOUS SPANISH WITH EXCEPTIONAL ARCHITECTURAL FLAIR

Harmoniously blending classic and contemporary elements to create a one-of-a-kind home, this 1928 Spanish was ingeniously reimagined by Frank Gehry protege, Paul Lubowicki, AIA. This truly unique and generously-sized 4 bed, 4 bath home is located on the premier street in the Miracle Mile. Features: epicurean kitchen w/ SS appliances, Liv Rm w/ working FP, Spacious dining Rm, 2nd floor master, study, library, private deck, hot tub, office with private entrance.

Washer, Dryer, Range, Dishwasher, HVAC

NEW

115 S CRESCENT HEIGHTS BLVD

Refresh. 11-2

\$1,895,000

3+4

1sty-SPANISH



MLS#18-390248

Catherine Ammann (323)877-9376

KWHH

UPGRADED / REMODELED SPANISH GEM NEAR THE GROVE! MOTIVATED!

Upgraded Spanish style gem in prime Beverly Grove. Modern kitchen features beautiful stone counter tops, elegant tile and stainless steel appliances + open floor plan to the formal dining. Office nook/bonus area + 3 bedrooms. Master bedroom has French doors, walk in closet, master bath boasting dual sinks + a spa-like shower. 6,300 square foot lot. Small stroll to The Grove, acclaimed shopping, world class dining, cafes, Farmer's Market and more. In close to Downtown, WeHo and Beverly Hills.

New Kitchen, Baths + Master Suite!

NEW

19 Beverly Center-Miracle Mile

Condo / Co-op

1200 S CORNING ST #102

Open 11-2

\$650,000

2+2

1sty-MODERN



MLS#19-422344

Steve Sawail 310.261.3777

COLDWELL BANKER RESI

2 BED, 2 BATH IN THE HEART OF LOS ANGELES!

Modern 2 bedroom, 2 bath with a very spacious terrace. High ceilings with hardwood floors. Inviting lobby as well as recreational room and kitchen. Plenty of storage with 2 tandem parking spaces and controlled gated garage. Central to everything Mid-City has to offer!

Dshwshr,Dryer,Rng/Ovn,Fridg,Other

NEW

1101 S HOLT AVE #3


Open 11-2

\$762,828

799000

2+2

CONTEMPORARY



MLS#18-387386

Jana Jones-Duffy 310.612.0831

COLDWELL BANKER RESI

BEAUTIFUL 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

Open 11-2

\$985,000

3+3

CONTEMP MED



MLS#18-405046

Lori Berris 3108803061

SOTHEYBY'S INT REALTY

RARE 3 BEDROOM PENTHOUSE WITH VIEWS!


Stunning 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

20 Hollywood Single Family

746 N MANSFIELD AVE	Open	11-2	NEW
\$2,350,000	3+3.5	2sty-SPANISH	



SPANISH REMODEL!

This Spanish Stunner has been completely remodeled! This gorgeous property features 3 bedrooms & 3.5 bathrooms, a gourmet kitchen, an open floor plan and pool. Centrally located and just a short distance to trendy restaurants and boutiques on Melrose, La Brea, and Beverly!

The Sunset Team 3102743900
KELLER WILLIAMS DTLA

21 Silver Lake - Echo Park Single Family

2592 ADELBERT AVE	Refresh.	11-2	NEW
\$1,368,000	3+3	3sty-MODERN	




SILVER LAKE REMODEL WITH VIEWS AND OUTDOOR LIVING

This newly re-imagined home offers an airy family room with sweeping views and an airy family room with high ceilings. Enjoy the hard wood floors, smart appliances and designer kitchen along with new electric, new plumbing and new roof. A private backyard with a fountain and fire pit can be your own oasis and is perfect for entertainment. The recreation room is a bonus 400 square feet and would be perfect for a studio or office.

MLS#19-420726
Nicholas Hedberg 703-587-2918
KW SILICON BEACH

Dshwshr,Grbg Disp,Fridg

2537 PANORAMA TER	Open	11-2	NEW
\$1,199,000	3+2	TRADITIONAL	



SILVER LAKE CHARMER WITH BIG BACK YARD, VIEWS & SQ. FOOTAGE!

Opportunity knocks on this Silver Lake 3 bed, 2 bth charmer, plus an add'l room used as a gym/office (with sauna) which has the potential to be a 4th bedrm. Living rm with f/p, formal dining room, kitchen with Thermador & Sub-zero appliances & breakfast bar leading to the most romantic terrace w/ hillside & Observatory views. BIG private backyard w/ decks, gardens & flat grassy yard! Located in the Ivanhoe Elementary school district with a high walk score to nearby cafes, restaurants & shopping.

MLS#19-422004
Denny Kagasoff 310-428-8686
BERKSHIREHATHAWAY BH

central air/heat, alarm, laundry room

1459 N OCCIDENTAL BLVD	Open	11-2	NEW
\$1,099,000	2+2	CALIFORNIA BUNGALOW	




CHARMING SILVERLAKE BUNGALOW

Set Behind gates on a beautiful tree-lined street in prime Silver Lake, is this private and charming California bungalow. A recent renovation gives this home a contemporary and tasteful vibe from the second you walk into the beautifully landscaped front courtyard. This 2BR/2BA also comes with an incredible detached studio (approx. 600 sf) with its own bathroom and 12 foot plus ceilings. Homes like this so rarely come up in this price range.

MLS#19-420466
Scott Segall 310-480-4823
DOUGLAS ELLIMAN

2665 NEWELL ST	Open	11-2	NEW
\$699,000	2+2.5	SPANISH	



MAGICAL, BOHO CHIC SPANISH CASITA IN FROG TOWN


Classic period details w original brick fireplace, tiled roof & breakfast nook. Updates include: recessed lighting throughout, updated kitchen, new windows, bathroom w jacuzzi tub, tiled floors in kitchen & wood floors. Sited at the end of an R2 lot w endless possibilities of building another unit in the front. Tucked behind lush bamboo with a quaint river rock pond. Long private driveway, converted garage, entertain spaces front/back yard, makes this home a perfect private & serene oasis.

Linda Chamberlain 3238287269
NOURMAND AND ASSOC.

Range, Fridge, Stove, Microwave

22 Los Feliz Single Family

2409 N VERMONT AVE	Open	11-2	NEW
\$2,495,000	4+4	CONTEMPORARY	



RARE PRIVATE MODERN HOME

RARE Private Modern Home re-built from top to bottom. Inside/outside flow w/2 walls of windows that open to pool/ outdoor seating. Home has liv rm w/frpl, FDR, fam rm, kitch, 4BD/4BA including guest house approx 400 sqft. & feat. prvt entry, BA, kitch & deck for gym/spa/artist studio. Property has storage bldg of 165 sqft. w/outdr potting/gardening area w/electric, water & sewer hookup for add'l laundry/utility needs. 2-car garage w/storage space. Prvt sanctuary w/ lush landscaping.

MLS#19-420642
Kennon Earl 4242307928
COMPASS

Dshwshr,Dryer,Grbg Disp,Hood Fan,Micro

2346 LYRIC AVE	Open	11-2	NEW
\$2,095,000	3+3.5	MID-CENTURY	




SPECIAL, MODERN POST & BEAM IN THE FRANKLIN HILLS

Clerestory windows and vaulted tongue-and-groove ceilings create a warm atmosphere that integrates light and nature from every angle. 'Great room' is comprised of restored kitchen, dining and living area with original teardrop fireplace. Occupying the entire second level, the master suite is a quiet sanctuary after a long day. Lower guest suite is a great income potential or serene retreat for visitors. Sensitive renovated, this private and calm residence is your moment of zen.

MLS#19-421156
Bryant \ Reichling 719-248-4825
COMPASS

www.2346Lyric.com

2745 GLENDOWER AVE	Open	11-2	rev
\$2,099,000	4+4	SPANISH	



IMMACULATE SPANISH WITH DRAMATIC CITY VIEWS

Dramatic, clean-lined Spanish with 'famous' views over LA to downtown! Beautifully redone, with many original character touches intact. Enter through a gated, serene patio, with fountain into main floor. Large living room and dining room both with beautiful views. Second level features a large Master with views, 2 walk-in closets & French doors to terrace. Recently expanded 3rd level has two separate rooms & ¾ bath; perfect for office or extended family.

MLS#18-385344
Carter + Orland Estates
KELLER WILLIAMS REAL

www.carterorlandestates.com


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22 Los Feliz Condo / Co-op

4455 LOS FELIZ BLV, UNIT 804 Lunch 11-2 \$735,000 1+1 8sty-MID-CENTURY		NEW
		
BEAUTIFUL OPEN SPACE CONDO BACK ON THE MARKET Back on the market. Manhattan style luxury condominium hosting one-bedroom / one-bathroom. Open concept living space including stainless appliances in the kitchen and a large bathroom with a deep tub and large separate shower. The living room opens to a large balcony hosting incredible northern exposure views of the Los Feliz hills and the Griffith Observatory. HOA covers gas, hot water, central Air & Heat, and upgraded Spectrum Cable package.		
Rafik Ghazarian 3233711511 KELLER WILLIAMS LOS		stove, fridge, garbage disp


28 Culver City Single Family

6040 LINDA WAY Refresh. 11-2 672J4 \$1,848,000 5+4 2sty-CRAFTSMAN		NEW
		
AT THE PINNACLE OF CULVER CREST! Views, Views, Views....Opportunity awaits at the end of a very secluded cul-de-sac location at the pinnacle of Culver Crest. Bring your architect, designer, builder or just creativity to the first open house January 13th. Gorgeous colonial style home originally built in 1962 consisting of 5 bedroom and 4 bathrooms. Amazing location to raise a family atop a very large and predominantly flat 11,235 sqft lot with wonderful views. This is a fantastic opportunity to create something wonderful!		
MLS#18-417664 Robert Valandra 310-428-7172 FLYING V REALTY		

10854 PICKFORD WAY Open 11-2 \$1,350,000 3+2 TRADITIONAL		NEW
		
"LOWEST PRICE NEAR LINDBERG PARK" Charming updated traditional home in desirable, sought after Lindberg Park. 3 bedrooms and 2 remodeled bathrooms. Master bedroom suite has exposed wood ceiling with plantation shutters and direct access to the private yard. Perfect floor plan with hardwood floors throughout. Formal living room opens to dining area and separate rear facing family room. Large remodeled kitchen with skylight, granite counters, and separate laundry. Detached 2 car garage with convenient alley access.		
MLS#19-421850 Ron Wynn 310-621-1772 COLDWELL BANKER RESI		Rng/Ovn,Fridg

11210 MALAT WAY Open 11-2 \$1,049,000 3+1 TRADITIONAL		NEW
		
CHARMING HOME IN CULVER CITY'S BLANCO PARK! 3 Bedrooms, 1 Bathroom, 1064 SqFt. Living room opens onto dining area with picture windows of lush green backyard. Kitchen with laundry area and door to side yard. Well maintained home with great walkability to schools, stores, restaurants and more. 2 miles from Downtown Culver City and Playa Vista.		
MLS#19-420370 Heather Coombs Perez 3102597419 COMPASS		Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

30 Hollywood Hills East Single Family

6245 SCENIC AVE Lunch 11-2 \$2,995,000 4+3 2sty-TRADITIONAL		NEW
		
RARE DOUBLE LOT IN PRIME BEACHWOOD CANYON WITH AMAZING VIEWS TRUST SALE! LARGE IMMACULATE OLDER 2 STY HOME WITH 4 BEDROOMS 3 BATHS AND AN ATTACHED 2 STY GUEST HOUSE (LIVING ROOM, KITCHEN, BEDROOM, BATH) WITH A PRIVATE ENTRY. SUNLIT SPACES. WOOD FLOORS. 3 CAR PARKING IN TWO GARAGES. FABULOUS GROUNDS WITH LAWNS, POOL, PATIOS, COURTYARD. SEPARATE LARGE STUDIO. INCREDIBLE POTENTIAL FOR THE CREATIVE IN A COVETED LOCATION PROXIMATE TO THE BEST OF BEACHWOOD AND HOLLYWOOD.		
MLS#19-421642 MICHAEL J. LIBOW 310-285-7509 CBRB - BH S		WWW.6245SCENIC.COM

3096 LAKE HOLLYWOOD DR Refresh. 11-2 \$1,690,000 4+3 SPANISH		NEW
		
PRIVATE RETREAT IN THE CITY One of the best neighborhoods in Los Angeles. Minutes from Universal, Warner Bros, Disney, Hollywood, Studio City, Toluca Lake, Burbank. Walk to Lake Hollywood. Spanish home w/ almost 2700 sqft. Split floor plan with north wing master bedroom suite & south wing that consists of two bedroom, Jack 'n Jill bath, kitchenette, & separate entrance. House is designed to capture the endless city lights and mountain views. Quiet & private while only minutes from the 101 & 5 freeways		
MLS#19-422156 Michele Clevering 818 438-4229 RAMSEY-SHILLING ASSO		Views for forever.

6485 SAN MARCO CIR Open 11-2 \$1,649,000 3+2.5 2sty-TRADITIONAL		NEW
		
RENOVATED HOLLYWOOD HILLS TRADITIONAL W/SMASHING CITY VIEWS 1930's Traditional w/city lights views of downtown Hollywood and a newly renovated kitchen, living rm w/vaulted ceilings & fireplace, formal dining rm. Spacious deck off the living rm w/city & canyon views. Master suite with renovated bath, walk in closet, & private deck w/city/canyon views. Two more bedrooms w/additional 1.5 baths. Wide plank wood flooring, central HVAC, detached garage. Tucked away in a sleepy cul de sac and yet just moments from all of the bustle of downtown Hollywood.		
Carrie Berkman Lewis 310-435-5714 DOUGLAS ELLIMAN BH		

2307 HOLLY DR Open 11-2 \$999,000 2+1 COTTAGE		NEW
		
HISTORIC HOLLYWOOD DELL Lush Grounds, Tons of Privacy, Treetop Views. Charming 1935 912 SF previously restored 2+1 hunting cabin on an oversized 9,991 SF hillside lot. Pitched ceilings, pine & stone floors, state of the art kitchen with skylight, European appliances and Blanco sink, antique fixtures, French doors, and charming vintage bath. Wrap-around porch with hot tub. Newer permitted garage with luxury bath, both with skylights. Voted one of the "10 Best Neighborhoods You've Never Heard Of" by Los Angeles Magazine.		
MLS#19-419942 Jeffrey Shore 310-770-7179 SOTHEBY'S PALISADES		HotTub,Dshwshr,Wash/Dryer,Rng/Ovn,Fridg



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TUESDAY

30 Hollywood Hills East

Condo / Co-op

2222 N BEACHWOOD DR, UNIT 105 Open 11-2		NEW
\$659,000	2+2 CONTEMPORARY	

MOVE IN READY CONDO!

Welcome to Beachwood Canyon Estates! This residence has been tastefully updated throughout and offers an open floor plan with wood style floors, high ceilings and a relaxing outdoor patio. The updated kitchen features shaker style cabinetry, stainless steel style appliances and a large breakfast bar illuminated by designer pendant lights. The kitchen opens to both the dining room and living room with an inviting fireplace. Complex features a sparkling pool, gym and 2 parking spaces.

Hilda L. Hernandez 626-536-1485
BERKSHIRE HATHAWAY

30 Hollywood Hills East

Income

2516 GLEN GREEN TER Open 11-2		NEW
\$899,000	Duplex 1sty-CALIFORNIA BUNGALOW	

ADORABLE BEACHWOOD DUPLEX

In the middle of Beachwood Canyon sits this charming duplex nestled in the Hollywood hills. Front unit remodeled and vacant, this cozy 2 BD/1 BA has a cozy living room fireplace for those chilly LA nights. Your new home also has a modern style kitchen. Just a 5 minute walk to Franklin Village. The attic permits 150 Sq Ft of storage. Both units are gated and private. A total of 3 car parking. Unit #2 is leased, super cute 1 bedroom 1 bath with back yard for your dogs to run free.

MLS#19-420454
Jimmy Bayan 323-445-2674
KELLER WILLIAMS

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

30 Hollywood Hills East

Lease

3279 LEDGEWOOD DR Open 11-2		rev
\$8,500	3+4 MODERN	

MODERN AND CHIC HOLLYWOOD HILLS LEASE

This beautiful Hollywood Hills hideaway is the perfect blend of modern design and understated elegance. Gated and private, this three-bedroom home was re-imagined by the iconic Nicole Sassaman and features open-space design with ample natural light, bespoke custom cabinetry, gourmet kitchen, en-suite bedrooms, and a beautiful private garden with outdoor barbecue, dining, and fire pit.

MLS#18-388386
Natasha Barrett 3108742302
THE AGENCY

BBQ, Dshwshr, Dryer, Frzr, Grbg Disp, Other

41 Park Hills Heights

Single Family

5326 S MULLEN AVE Open 11-2		NEW
\$719,000	2+1 1sty-SPANISH	

AMAZING OPPORTUNITY - DESIRABLE WINDSOR HILLS

Wonderful Light-filled Spanish! Features: sunlit enclosed entry-sitting room; stunning Liv Rm with firepl, frml Din Rm, bright Kit, sunny Bkfst nook; 2-Bed Rms, 1-Bath Rm incl. tub & stall shower, spacious inside Ldry, rear Patio, 2-car Gar, long driveway and large backyard completes this delightful 1926 gem. Just minutes to the Expo Metro Line, FRWY, shopping, Downtown L.A., the beach, LAX and more... This charming home is centrally located in highly sought-after Windsor Hills Neighborhood!

Deborah Justice (310) 901-6062
JUSTICE RAY REALTY

OPEN SUNDAY, 1/20, from 1 PM until 4 PM

62 Encino

Single Family

4420 HARPER WAY Open 11-2		NEW
\$3,999,000	5+6 CAPE COD	

BEAUTIFUL NEW CONSTRUCTION ON PRIVATE GATED ROAD

Situated on a private gated road, this stunning residence, built in 2018 by Gaskin Design, incorporates a perfect blend of quality, style and privacy. Extraordinary features include a movie theater, chef's dream kitchen, seamless indoor-outdoor transitions with La Cantina folding doors, a downstairs bedroom suite and office, Smart Home technology and a three-car garage. Enjoy the entertainer's backyard, boasting a covered dining area, built-in barbecue and exceptional pool and spa.

MLS#19-419446
Ingrid Sacerio 323.333.7018
THE AGENCY

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

5019 GAVIOTA AVE Open 11-1		NEW
\$2,699,000	5+6	

CHIC AND TIMELESS TRADITIONAL MASTERPIECE

designed by Ken Unger, This recently constructed 5 bed, 6 bath 5,200 sq foot dream home boasts distressed wood floors, elegant molding & a spectacular central staircase. Equipped w/ a grand formal living room, fireplaces & private dining room, this home is luxury redefined. Surrounded by a mature landscape, on a quiet tree lined street, walking distance to Ventura Blvd and within the highly acclaimed Hesby School District...

Heather Boyd 310.994.3140
HILTON & HYLAND

HiltonHyland.com

73 Studio City

Single Family

3806 VANTAGE AVE Open 11-2		NEW
\$2,649,000	5+4 TRADITIONAL	

RARE SOUTH OF THE BOULEVARD TRADITIONAL

Set in desirable Silver Triangle area of Studio City, this RARE 5 BD, 4.5 BA Traditional flooded w/natural light, hardwood floors & high ceilings. Bi-folding doors that open to entire back of home & chefs kitchen w/top of the line appliances. Private backyard w/heated pool. Close proximity to the Carpenter School as well as the farmers market, Beeman Park, and best shops and restaurants Studio City has to offer.

MLS#18-406180
Tom Davila & Kennon Earl 424-230-7928
RARE PROPERTIES


3704 SUNSWEPT DR Open 11-2		NEW
\$1,785,000	4+4 ARCHITECTURAL	

DEAN LARKIN ARCHITECTURAL

Sizzling newly completed home designed by award winning and published architect, Dean Larkin. Perfectly sited at the top of peaceful Sunswept Drive, stainless steel doors welcome you to this unique architectural property that features stunning views of city lights and distant mountains. Meticulous attention to detail and quality finishes compliment this chic and sophisticated home. Thoughtfully designed and beautifully executed, this unique and special home is a "must-see."

Greg Holcomb 3105003929
COMPASS

11470 LAURELCREST RD	Open	11-2	563
\$1,595,000	2+2	1sty-ARCHITECTURAL	NEW




1970 ARCHITECTURAL WITH SWEEPING VIEWS

The Kennedy Studio/Residence #3, 1970, Roger Kennedy design with B. Zimmerman FAIA. After designing two earlier houses with Zimmerman, House #3 is Kennedy's most daring. Dynamic open plan live/work spaces inside a precise brick shell dramatically cantilevered into the panoramic view. Down a private drive within a lush hillside garden, the loft-like living space comprises 1 bedroom & bath, EIK and LR in the main living quarters; Kennedy's studio space is used today as an expansive master suite.

MLS#18-386742
Michael D. Phillips 310-927-9189
CROSBY DOE ASSOCIATE

Blt-Ins,Dshwshr,Grbg Disp,Wshr

4461 BABCOCK AVE	Refresh.	11-2	NEW
\$1,289,000	3+2	TRADITIONAL	



BEE MAN PARK CHARMER!

Inviting family home in wonderful Studio City pocket. First time on the market in 25 years, on a tree lined street within walking distance to all that Studio City has to offer. Updated with quality and keeping the original integrity intact. Featuring open living space, beautiful wood floors, separate den with built ins & French doors to private, large grassy backyard with room for pool. Country kitchen with vintage stove, wood beams, center island. Owned solar system saving \$\$\$

MLS#19-421288
Niki Rosenfeld 3109683644
RODEO REALTY - BEVER

Blt-Ins,Cbl,Dshwshr,Dryer,Other

3640 BERRY DR	Open	11-2	rev
\$1,195,000	2+2	CONTEMPORARY	



BEAUTIFULLY UPDATED STUDIO CITY HOME W/VIEWS


Located in Studio City, awaits this newly updated contemporary home w/beautiful hardwood floors & windows welcoming floods of light & flows graciously to the dining space. Channel your inner chef in the gourmet kitchen with ss appliances, white cabinetry & more. Spacious master w/stunning views & ample storage. Entertain family & friends in the private side yard. Add'l features incl. lower level w/separate office entrance, media, playroom or more. A perfect oasis, south of Ventura Boulevard!

MLS#18-415494
SFJones/SWalters/PBoroda 310.579.2200
COMPASS

www.3640Berry.com

80 Burbank Condo / Co-op

355 N MAPLE ST, UNIT 240	Open	11-2	NEW
\$434,000	1+2		



RARE BURBANK TWO-STORY LOFT

RARE Burbank Two-Story Loft has 1 bd/1.5 ba, living rm & dining area w/beautiful hwd flrs.kitch comes w/stainless steel apls & granite counters. Upstairs find BD w/en-suite BA & closet. Unit feat. ceiling fan, energy efficient windows & low HOA fees. Complex offers parking, storage, spa, & bbq area. The Entourage is highly sought after for its location & amenities. Tucked away in Burbank's studio district & near grocery stores, Starbucks & the new Whole Foods adds up to a great walking score.

MLS#18-415494
Micah Blyckert 509.389.9389
RARE PROPERTIES

Cing Fan,Dshwshr,Frzr,Grbg Disp,Fridge

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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