

VIEWS AND VALUE IN THE HILLS

AREA
3

SUNSET STRIP -
HOLLYWOOD HILLS WEST



3313 BONNIE HILL DR
SATURDAY & SUNDAY 1-4

Valuable opportunity to purchase a completely turnkey view property in the Hollywood Hills. Great room with spacious sleek kitchen: quartzite countertops, custom cabinetry, brass hardware, exceptional appliances, and 7" plank flooring this stunner has everything ready! 3800 +sq ft; 4 bedrooms 4.5

baths with powder room, den, and laundry. 2 car attached garage and driveway parking! On end of quiet cul de sac with nearby restaurants, studios, fwys ; all within minutes!

Offered At **\$2,849,000**

Patricia Scott
619-857-6926

PO Box 1443 RANCHO SANTA FE, CA 92067

AREA
3

SUNSET STRIP –
HOLLYWOOD HILLS WEST



1933 N Orchid Avenue

RARE Hollywood Heights Oasis
\$2,300,000
6 Bed | 6 Bath | 4,671 Sq Ft

Open House
Tuesday 11–2pm

Alan Triger
646.552.1643
alantrigerrealtor@gmail.com
DRE 01998332



Secluded, private & tranquil, this historic gated Hollywood Heights oasis is only a short walk from Runyon Canyon and Hollywood Bowl. Set on almost 1/3 of an acre of park-like grounds with incredible East facing city views the main house is a fully renovated and lovingly maintained 1912 Cape Cod. Made for in-door/outdoor California living, this ideal 5 bedroom/4.5 bath home features a formal living room with a Batchelder fireplace, an airy formal dining room and a large gourmet kitchen/great room combination which opens to an expansive patio. The large master suite is accentuated by its panoramic views, vaulted ceilings, a large walk-in closet with custom-built shelving and a floor to ceiling fireplace. A bunker like remodeled space under the patio can be converted into a wine cellar. 3 car garage and a large guesthouse with a full bath & mini kitchen complete this ideal setting for entertaining, hosting visitors or quiet relaxation.

COMPASS

compass.com compass compassinc compass

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Open Jan. 22nd 11-2PM & Jan. 27th 1-4PM

AREA

5

WESTWOOD - CENTURY CITY



560 WARNER AVENUE

Westwood-Little Holmby | 4BD, 3.5BA | 3,469 sq. ft. | \$4,235,000

Premiere traditional home in ideal Little Holmby location. Well situated on an over-sized corner lot. Enter this gracious home with many original details through the formal entry which leads to the large step down living room and adjacent family room and office, each with their own fireplaces. Large dining room opens from the gourmet kitchen with center island that is equipped with high end appliances and abundance of cabinets. There is a large laundry room, walk-in pantry and maid's room/bath. The sweeping staircase leads to 3 beds/2 baths, including the elegant master suite. The master bath is equipped with separate tub, steam shower and dual sinks. The master has two spacious walk-in closets and large balcony overlooking the tree-lined street. On the lower level is a large bonus room with fireplace, perfect as a media room, playroom or gym. The home opens nicely to the large yard with pool/spa, built-in BBQ, large grass area and sundeck. Located in Warner School District and close to Westwood Village & UCLA. This is a rare offering.



STEVEN MORITZ

StevenMoritz.com

DRE#0928961 | 310.871.3636

Steven@StevenMoritz.com

BRENTWOOD BROKERAGE

11911 San Vicente Boulevard, Suite 200 | Los Angeles CA 90049 | 310.481.4343 | sothebyshomes.com

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Sotheby's
INTERNATIONAL REALTY

AREA
10

WEST HOLLYWOOD VICINITY

WEST HOLLYWOOD

1414 North Fairfax Avenue #207



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\$529,000

1 Bed | 1 Bath | ±689 sq. ft.

Open House

Tuesday, January 22, 11-2pm

1414fairfaxavenue.com



Jay Martinez
Gilbert Dirige, CPA
Estate Agents

310.801.0317
jmteamhomes.com

Enjoy your morning coffee from your private and quiet outdoor balcony overlooking mature trees and a peek of the Hollywood Hills. This bright top floor 1 bd, 1 ba unit situated in the back of a small building with a beautiful lush tropical courtyard garden has a Mid-Century feel boasting a dramatic shed ceiling with exposed wood beams, wood floors, and a little foyer. The kitchen features stainless steel appliances and under cabinet lighting. The bathroom is modern and updated featuring a deep soaking tub and smart bidet system. The unit comes with 2 parking spaces and a large dedicated storage cabinet.

THE JM | TEAM
YOUR HOME, OUR PASSION

COMPASS



NEW YEAR NEW LISTINGS, NEW PRICES



1829 N
KENMORE AVE
LOS FELIZ

Open Tues 11-2 & Sun 1-4
Sale \$1,895,000 | Lease \$8,995 / Mo



2048 & 2052
N CURSON AVE
HOLLYWOOD HILLS

Permitted, Shovel Ready
\$699,000 | \$799,000



281 S
BARRINGTON #C5
BRENTWOOD

Open Tues 11-2 & Sun 1-4
\$799,000



1047
SOMERA ROAD
BEL AIR

Shown By Appt / Permit Issued
\$9,990,000



1212
SAN VICENTE
SANTA MONICA

Open Tues 11-2 & Sun 1-4
Offered at \$8,995 / Mo



8601
WILSHIRE BLVD
BEVERLY HILLS

Open Tues 11-2 & Sun 1-4
Starting from \$3,995 / Mo

NICOLE CONTRERAS
nicole.contreras777@gmail.com
www.nicolecontreras.com

Direct: 310.614.4952
Office: 310.274.4000
License #01512844

nicolecontrerasestates
 @nicolecontrerasestates
 @nicolrealestate

Nourmand & Associates
421 N. Beverly Dr, Ste 200
Beverly Hills, CA 90210



AREA
22

LOS FELIZ

HUGE REDUCTION!



OPEN TUESDAY JANUARY 22, 11-2PM



2745 GLENDOWER AVE

OFFERED AT \$1,939,000

4 Bedrooms • 4 Bathrooms • 2,646 Sqft.

Dramatic, clean-lined Spanish with 'famous' views over LA to downtown! Beautifully redone, with many original character touches intact. Magnasite entry & staircase, some wood beamed ceilings, gleaming dark hardwood floor, arched doorways & alcoves. Enter through a gated, serene patio with a fountain that leads you into main floor. Large living room and dining room both with beautiful views. Gourmet cook's kitchen with eat-in counter and good cabinet space. Second level features a large Master with views, 2 walk-in closets & French doors to terrace. Redone Master bath with double sinks. Two more bedrooms share a large redone bath with marble floor & glass enclosed shower. Also, a full size laundry room and lots of cabinet storage along hallway. Recently expanded 3rd level has two separate rooms & ¾ bath; perfect for office or extended family. Has separate entrance. Opens to a garden area and a large deck for big parties or relaxation.

DOROTHY CARTER

dorothycarter@kw.com

C 213.703.1001

D 323.300.1025

Cal DRE# 00775621


KW LOS FELIZ
 KELLERWILLIAMS REALTY
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CARTERORLANDESTATES.COM



OPEN TUESDAY 11-2



REMODELED CONTEMPORARY IN BRONSON CANYON NEW LISTING | OPEN TUESDAY 11-2

Los Feliz | 2410 Aspen Drive | \$1,399,000 | 2-BR, 2-BA | Sexy Hollywood Hills contemporary reimagined by Brown Design. Tucked away in Bronson Canyon, this home is located on a quiet cul-de-sac with iconic views of the Hollywood Sign and the Hollywood Hills. The spacious main living/dining room with a fireplace flows into an open kitchen with stainless appliances and Caesarstone counters. The master suite is extraordinary with an enormous and well appointed closet, elegant master bath with soaking tub and great views from the sleeping and sitting areas. Minutes from Franklin Village shops & restaurants, Griffith Park hiking trails, and Hollywood nightlife. **Web# 19424494**

THE EKLUND | GOMES TEAM
AT DOUGLAS ELLIMAN REAL ESTATE | LOS ANGELES

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AREA
30
HOLLYWOOD HILLS EAST

presented by
TODD MARKS & FRANCESCA MINEA-GRIGORE



Beautiful & Sexy Brand New Modern Construction completed in 2018 in the Heart of Hollywood Hills. This totally custom designed home features 4 beds 4.5 baths tri level with private elevator, custom wide plank hardwood floors, coffered ceilings, floating staircase and walls of glass throughout. All custom designed kitchen with Miele appliances , European Cabinetry,open floor plan, quartz countertops, private pebble tech private pool & spa, smart home , huge closets throughout, private laundry room, 3 Car garage, Totally private & peaceful.. This home in the bird streets would be 6m.. Dont Miss this amazing custom designed modern masterpiece.

2440 Holly Drive | Hollywood Hills

Offered at \$2,995,000



Francesca Minea-Grigore
310.497.5358
francescag@kw.com



Todd Marks
310.383.5354
ToddMarksEstates@gmail.com
CaliforniaLuxuryEstateHomes.com



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presented by
TODD MARKS & FRANCESCA MINEA-GRIGORE



Beautiful & Sexy Brand New Modern Construction completed in 2018 in the Heart of Hollywood Hills. This totally custom designed home features 4 beds 4.5 baths tri level with private elevator, custom wide plank hardwood floors, coffered ceilings, floating staircase and walls of glass throughout. All custom designed kitchen with Miele appliances , European Cabinetry,open floor plan, quartz countertops, private pebble tech private pool & spa, smart home , huge closets throughout, private laundry room, 3 Car garage, Totally private & peaceful.. This home in the bird streets would be 6m.. Dont Miss this amazing custom designed modern masterpiece.

2444 Holly Drive | Hollywood Hills

Offered at \$3,095,000



Francesca Minea-Grigore
310.497.5358
francescag@kw.com



Todd Marks
310.383.5354
ToddMarksEstates@gmail.com
CaliforniaLuxuryEstateHomes.com



AREA
30

Gorgeous! For Lease or Sale

HOLLYWOOD HILLS EAST



3363 TARECO DR

Tuesday 11:00AM-2:00PM, Sunday 1:00AM-4:00PM

English Tudor in desirable Lake Hollywood Knolls. This 4BR/4BA celebrity pedigree home boasts a stately step-down living room w hardwood floors, crown molding, beamed ceiling, woodburning fireplace & city lights view. Formal dining rm, chef's kitchen w Viking Range. Dual masters (1st

master has dressing area+patio w views). Large deck w outdoor kitchen (BBQ, stone-fire pizza oven) hot tub. *Separate guest/tenant unit (1BR/1BA+kitchenette) Offered for Sale (\$2,099,000) or Lease (\$10,500)

Offered At **\$2,099,000**



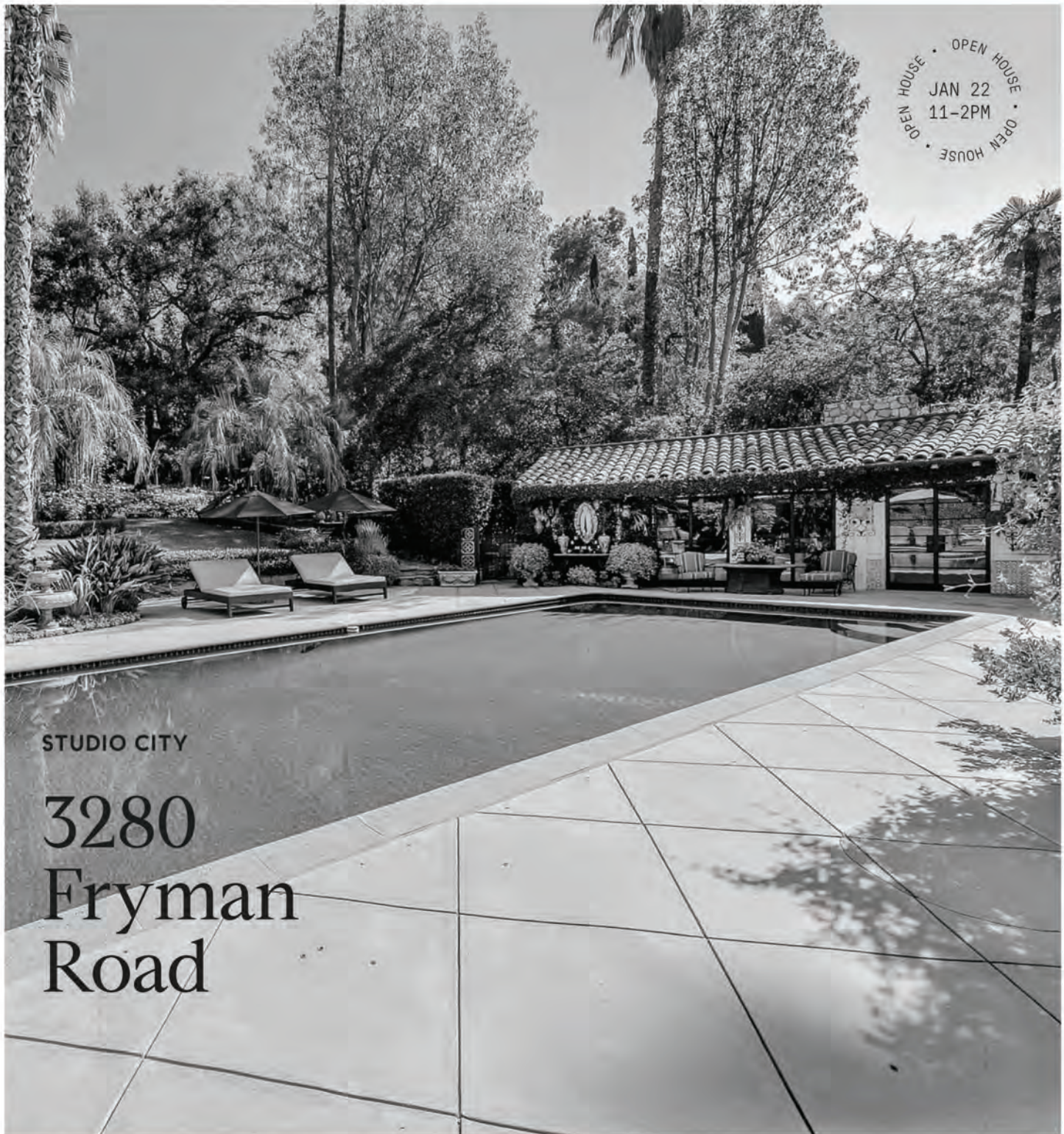
Mason Canter
310-722-3161

1660 Hillhurst Ave., Los Feliz

<http://www.masoncanter.com/listings>

Broker/Agent does not guarantee accuracy of square footage, lot size or other information concerning conditions or features of property. Buyer advised to independently verify the accuracy of information via personal and professional inspection. Information deemed reliable but not guaranteed.

kw | KELLER WILLIAMS
REALTY



STUDIO CITY

3280
Fryman
Road

\$7,789,000

4 Bed | 4.5 Bath | 48,300 Sq Ft

Guest House

2 Bed | 1 Bath

Jack Misraje

323.209.5225

jack.misraje@compass.com

DRE 01015912

Karen Misraje

310.488.1030

karen.misraje@compass.com

DRE 00592639

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compass.com

COMPASS

AREA
73

STUDIO CITY

12725 Hacienda Drive

COMPASS

**\$1,699,000**4 Bed + 5 Bath
±3,419 sq. ft.**Open House**Tuesday, 11-2pm
Serving Pastries

Mediterranean mansion in the sky. High in the hills of Studio City, above the hustle and bustle of Ventura Blvd's fabulous shopping and dining, sits this modern expression of luxury. The perfect location captures an endless amount of light and scenic beauty. At dusk, the view becomes an enchanting vision overlooking the valley's glittering lights. A formal living room features an elegant fireplace and crown molding. Epicureans will appreciate professional grade stainless steel appliances, granite tops and an island with prep sink in a beautiful designer kitchen. Entertain in the large formal dining room and spacious great room. An office/guest room, full bath and powder room complete this level. Bedrooms and full baths with updated finishes and fixtures are below. Designed to generous proportions, the romantic master suite features walk-in closets and a travertine and granite en suite with two vanities, a lowered make-up area, jetted tub, shower and private commode. Plenty of parking with a motor court and 3-car garage. 12725hacienda.com

**Craig Strong**

Vice President, Luxury Home Sales

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CRAIG STRONG

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STUDIO CITY

COMPASS

3848 Rhodes Avenue

STUDIO CITY

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\$1,449,000
4 Bed + 2 Bath
±1,779 sq. ft.

Open House
Tuesday, 11-2pm
Serving Lunch



Sophisticated Mid-Century Modern. Located South of Blvd, in Silver Triangle, this Studio City home is nestled in the hillside, offering spectacular valley views! Architectural integrity was preserved while contemporary upgrades such as hardwood floors and high-end wall treatments transform space to upscale tastes. Light-filled open plan! Skylights, transoms and high ceilings showcase foyer, living room, fireplace, dining area and kitchen. Viking appliances and Caesarstone countertops pair well with sleek cabinetry and backsplashes. Bright master with lux en suite and access to wrap-around treetop terrace, perfect for relaxation and entertaining. Nicely finished secondary bedrooms are stylish den/home office options. The utility room has a laundry, sink, storage, quartz countertops and subway tile backsplash. Off street parking is no problem with the decorative resurfaced driveway and garage. 3848rhodes.com



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AREA
74

TOLUCA LAKE

4315 Arcola Avenue

COMPASS

**\$3,595,000**5 Bed + 5 Bath
±4,685 sq. ft.**Open House**Tuesday, 11-2pm
Serving Pastries

Romantic French Country Estate on one of Toluca Lakes' most exclusive streets. This elegant manor is a magnificent example of fine Old World craftsmanship. The breathtaking entry leads to an exquisite dining room & formal living room. The gourmet kitchen is equipped w/high-end appliances incl. 60" Viking range, Emerald granite & banquette. A media room houses a walk-in wine cellar. Work remotely in the library/office. The spacious family room has a wet bar, fireplace & French doors that open to year-round outdoor entertainer's paradise! Your opulent master retreat offers an inviting fireplace, balcony overlooking an enchanting view & luxurious en suite w/spa shower & double vanity. Climbing ivy, shade trees & flagstone paths surround the pool, waterfall/spa, charming fireplace & BBQ area/bar. A large flagstone patio is perfect for al fresco dining. The property includes a smart system & 3-car garage w/2nd floor guest quarters. 4315arcola.com

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TOLUCA LAKE

4358 N Clybourn Avenue

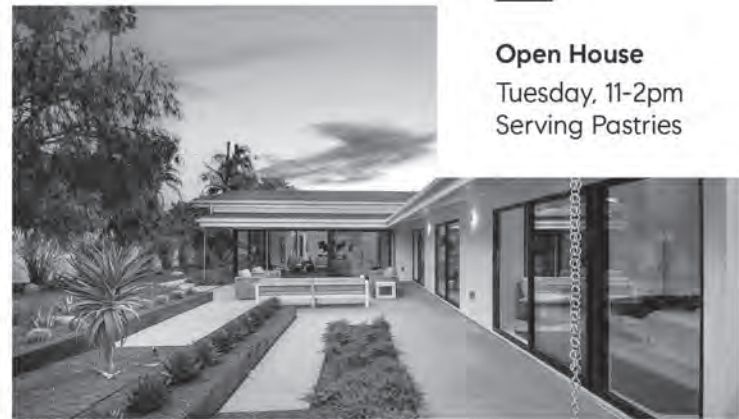


\$2,749,000

4 Bed + 3.5 Bath
±2,340 sq. ft.

Open House

Tuesday, 11-2pm
Serving Pastries



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Hidden Midcentury Modern Estate in exclusive area of Toluca Lake. Gated private drive to one-of-a-kind gallery-like home of soaring angles & asymmetrical silhouettes. Completely re-built, sleek open concept showplace! Light floods in through custom windows & skylights, bouncing off poured terrazzo flooring to create a sophisticated gallery for furnishings & art. Statement fireplace pops against the neutral backdrop. Euro style Bulthaup kitchen is a visual masterpiece equipped with high-end integrated Miele appliances, generous storage and vast work surfaces. Bedrooms, bathrooms & office/den are stunning & spacious. Entertaining moves effortlessly outdoors to new patios set amongst architecturally designed, dramatic desert Xeriscape. Runs completely on purchased solar energy system. Smart home technology, LED lighting throughout & 3 Tesla chargers. 1/2 block to Lakeside golf club. 4358nclybourn.com



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