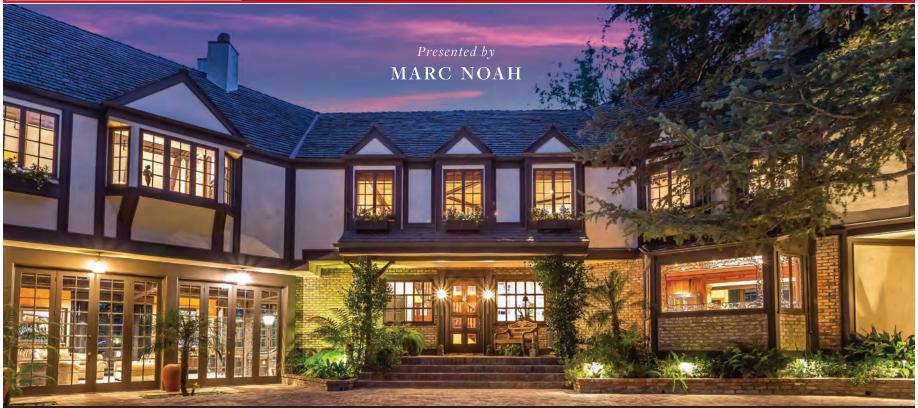


BROKER CARAVAN"

TUESDAY, JANUARY 22, 2019

THE ONLY REALTOR®-OWNED ONLINE & PRINT OPEN HOUSE GUIDE

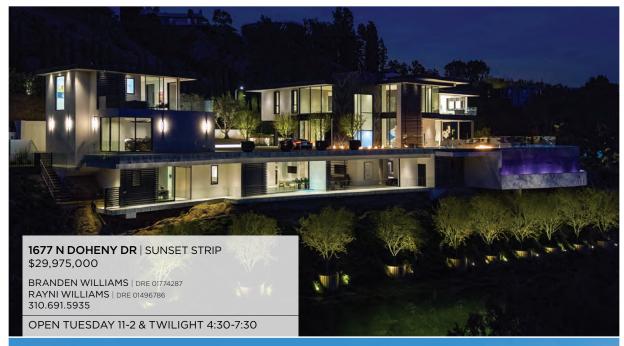


2781 BENEDICT CANYON DRIVE | BEVERLY HILLS 90210

New Listing \$9,988,888 | Open 11-2

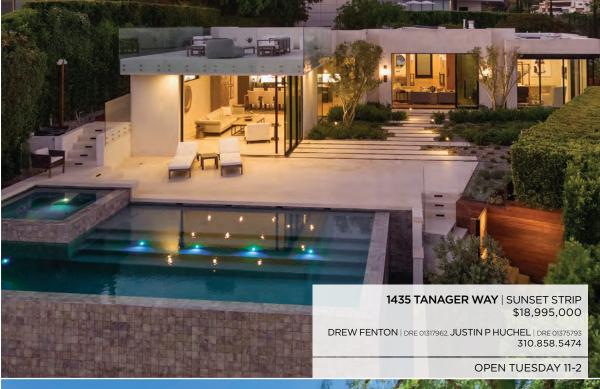
Secluded 6-bed 7.5-bath estate on over 2.2 acres of land with extreme privacy.





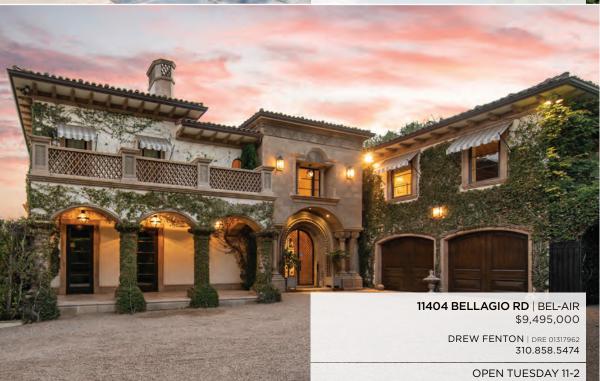
HILTON & HYLAND







HILTONHYLAND.COM





16652 Charmel Lane, Pacific Palisades, CA 90272 5 Beds / 5 Baths / 4109 SQ FT www.16652CharmelLane.com



Ferraro & Associates 433 N. Camden Dr, 4th Floor Beverly Hills, CA 90210 www.ferrarore.com







251 21st Street \$4,650,000 6 Bed | 6 Bath | 5,217 Sq Ft 8,940 Sq Ft Lot Open Tuesday 11-2



343 28th Avenue \$3,249,500 3 Bed | 3 Bath | 2,172 Sq Ft

By Appointment

Shaun Alan-Lee 310.975.5208 shaun.alanlee@compass.com DRE 01955694



10561 Clarkson Road \$2,295,000

5 Bed | 3 Bath | 2,400 Sq Ft

By Appointment

Mimi McCormick

Susan Kastner

susan@susankastner.com

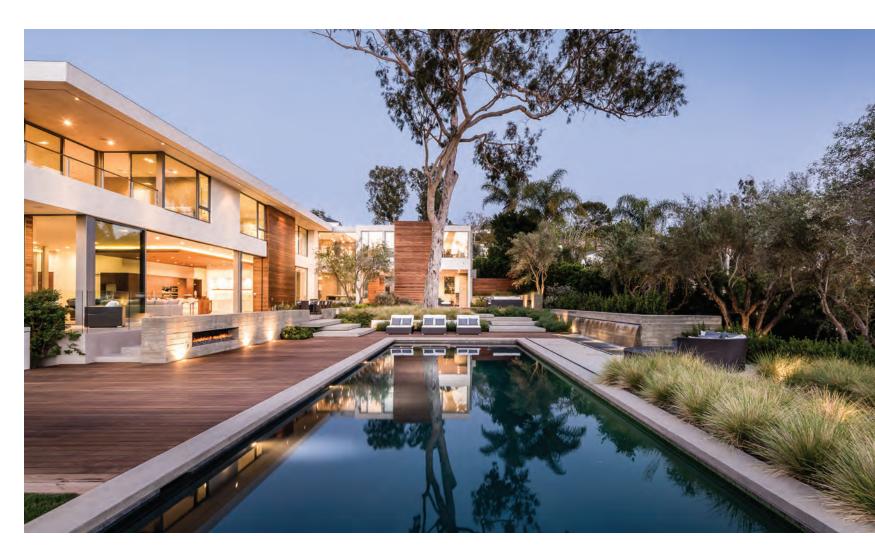
310.880.9227

DRE 01237053

310.367.2090 DRE 01816192

Maureen McCormick

310.613.7924 DRE 00716084



1143 Ravoli Drive \$24,450,000 8 Bed | 12 Bath | 13,777 Sq Ft

By Appointment

Hugh Evans III 310.500.1331 hugh@hughevans3.com DRE 00997121

Randy Forbes, Jr. 310.345.7082 forbesmb@verizon.net DRE 01066294



410 Walker Drive \$6,495,000 4 Bed | 4 Bath | 3,450 Sq Ft

Open Tuesday 11-2

Susan Kastner 310.880.9227 susan@susankastner.com DRE 01237053



12179 Greenock Lane \$1,995,000

3 Bed | 3 Bath | 1,832 Sq Ft

By Appointment

Kristin Kanjo 310.266.5811 kristin.kanjo@compass.com DRE 02048290





720 North Alta Dr \$26,999,000 7 Bed | 14 Bath | 18,087± Sq Ft

Open Tuesday

Jason Hastings Hanriett Novak424.240.9939
DRE 01799633 | 01436045



1047 Somera Rd \$10,995,000 7 Bed | 11 Bath | 12,587± Sq Ft

By Appointment

Aaron Kirman 424.249.7162 DRE 01296524



1286 Sunset Plaza Dr \$4,350,000 4 Bed | 5 Bath | 4,068± Sq Ft

By Appointment

Cindy K. Williamson 310.367.5631 Jane Brill Gavens 310.497.5166 DRE 02035635 | 01468938



25330 Prado De Ambar \$4,250,000\$ 5 Bed \mid 7 Bath \mid 6,745 $\pm \mbox{Sq Ft}$

New Listing

Neyshia Go 310.882.8357 Aaron Kirman 424.249.7162 DRE 01933923 | 01296524



4147 Oak Place Dr \$3,650,000 7 Bed | 10 Bath | 8,822± Sq Ft

New Listing

Sarah Rogers 626.390.0511 DRE 01201812



12517 Hortense St \$2,999,000 6 Bed | 7 Bath | 4,770± Sq Ft

Open Tuesday

Julie Meggat 310.402.8181 DRE 01873387



2630 Hutton Dr \$2,950,000 3 Bed | 2 Bath | 1,942± Sq Ft

Eric Lieberman 310.849.4900 DRE 01008206



1705 Ocean Ave #411 \$2,850,000 2 Bed | 2 Bath | 1,574± Sq Ft

By Appointment

Kaaren Kurtzman 310.741.4010 DRE 00916566

By Appointment



1444 Queens Rd \$2,550,000 3 Bed | 3 Bath | 2,313± Sq Ft

By Appointment

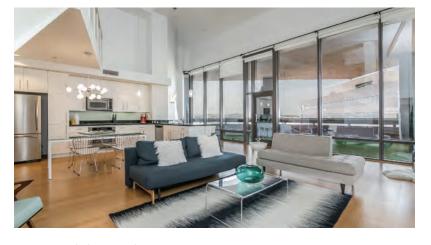
Neyshia Go 310.882.8357 Aaron Kirman 424.249.7162 DRE 01933923 | 01296524



1522 Point View St \$2,200,000 5 Bed | 4 Bath | 3,454± Sq Ft

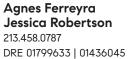
By Appointment

Alexis Boris 310.990.6894 DRE 01941211



1100 Wilshire Bl #1705 \$1,950,000 2 Bed | 2 Bath | 1,670 ±Sq Ft

By Appointment





2811 Seattle Dr \$1,439,000 3 Bed | 4 Bath | 2,448± Sq Ft

By Appointment

Duncan Watson 310.210.6390 **John Davenport** 310.254.6000 DRE 01884393 | 01935737



ZACK GRAKAL 310.770.1124 | BEN BELLET 310.367.2288
Zack@belletgrakal.com | BenBellet@aol.com | www.BelletGrakal.com
2306 BAGLEY AVENUE | BEVERLYWOOD \$3,450,000
6 BEDROOMS | 6 BATHS | GORGEOUS TRADITIONAL HOME



CARTER + ORLAND 213.703.1001

DorothyCarter@kw.com | MichaelOrland@kw.com | www.carterorlandestates.com

3456 OAK GLEN DRIVE | HOLLYWOOD HILLS \$1,479,000

3 BEDROOMS | 3 BATHS | GREAT VIEWS



MICHAEL RODGERS 310.280.8983
LALuxuryProperty.com | michael@michaelrodgers.com
1153 ROSCOMARE ROAD | BEL AIR
5 BEDROOMS | 6 BATHS | GREAT INVESTMENT OPPORTUNITY

\$4,350,000



DEE CRAWFORD 310.259.4428 | MIKE LANIER 310.270.7944 | DeeCrawford@kw.com | MikeLanier@kw.com

3495 GLENALBYN DRIVE | MT WASHINGTON \$1,399,000 4 BEDROOMS | 4 BATHS | GREAT CITY VIEWS | RECORDING STUDIO



ZACK GRAKAL 310.770.1124 | BEN BELLET 310.367.2288
Zack@belletgrakal.com BenBellet@aol.com
9036 W. 24TH STREET | BEVERLYWOOD \$1,995,000

4 BEDROOMS | 4 BATHS | ELEGANTLY REBUILT | OPEN FLOOR PLAN



RJ 213.305.9026
Richjohns@kw.com | www.apartment-expert.com
451 S. COCHRAN | MIRACLE MILE

8 BEDROOMS | 8 BATHS | 1920'S SPANISH WITH PARKING

\$3,475,000



THE SUNSET TEAM 310.274.3900 www.746MANSFIELDAVE.com | info@thesunsetteam.com

746 N. MANSFIELD AVENUE | HOLLYWOOD 3 BEDROOMS | 4 BATHS | REMODELED SPANISH

\$2,350,000



GOLNAZ RASSEKH 310.963.6797 goli14@verizon.net

1434 GREENFIELD AVE #303 | LOS ANGELES 2 BEDROOMS | 2 BATHS | PH CORNER UNIT | 1683 SF

\$995,000



DICH PETER MAC 310.357.5580

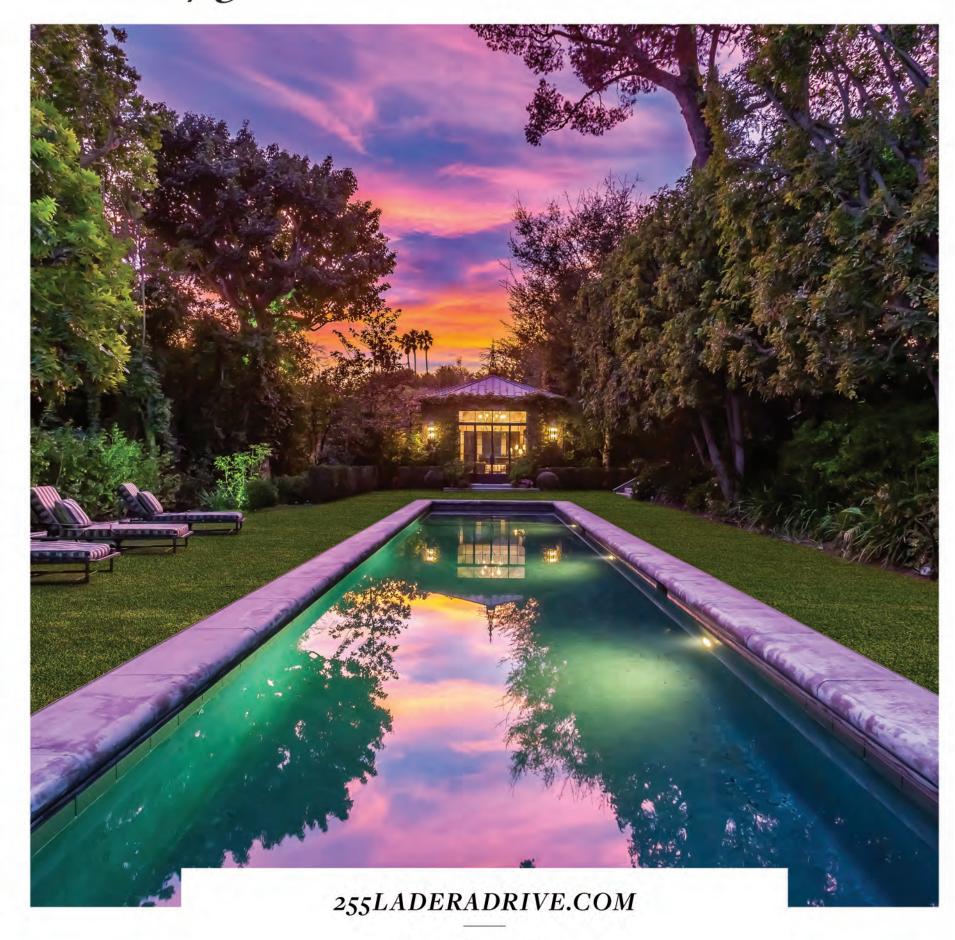
Mac-Realty.com | peter@mac-realty.com

1312 LARRABEE STREET | SUNSET STRIP

5 BEDROOMS | 5 BATHS | DEVELOPMENT OPPORTUNITY

\$2,398,000

A Legacy, 275 Years in the Making



Holmby Hills | \$36,000,000







Los Feliz | 4BD/3BA | \$2,987,000 Patricia Ruben 323,333,3801



Malibu | 4BD/5BA | \$12,500,000 Barry Kinyon 310.251.9254, Marcus Beck 310.456.9405



Pacific Palisades | 6BD/6.5BA | \$6,295,000 Marek Swiderski 424.256.9480



Marina Del Rey | 3BD/3BA | \$2,999,000 Julia Delorme 310.729.1649, Daniel Cooley 323.362.7608



Sunset Plaza | 2BD/2BA | \$2,599,000 Justin Mandile 310.860.4509







9255 SWALLOW DR HOLLYWOOD HILLS 7 BD | 12 BA | 12,800 SF | Offered at \$29,000,000 SAM REAL | 323.533.1277



144 WOODBURN DR BRENTWOOD 6 BD | 9 BA | Offered at \$18,995,000 SAM REAL | 323.533.1277



1814 MARCHEETA PL HOLLYWOOD HILLS 6 BD | 8 BA | 9,800 SF | Offered at \$17,999,000 SAM REAL | 323.533.1277



1806 LOMA VISTA DR TROUSDALE ESTATES
5 BD | 7 BA | 6,102 SF | Offered at \$8,495,000
FEDERICO SALVATORI | JAVIER PUGA | 310.500.8213



17753 CALLE DE PALERMO PACIFIC PALISADES
7 BD | 7 BA | 11,563 SF | 0.64 Acres | Offered at \$5,799,000
R. BARSAMIAN | S. MILLER | M. SOMMERS | 213.280.0247



603 OCEAN AVE #3S SANTA MONICA 2 BD | 2.5 BA | 2,015 SF | Offered at \$5,300,000 STACI SIEGEL | 310.592.6500





SANTA MONICA SANTAMONICA.EVUSA.COM 310.460.2525



410 23RD ST SANTA MONICA
4 BD | 3 BA | 8,863 SF LOT | Offered at \$4,295,000
RAYMOND DOMINGUEZ | SANDRA MILLER | 310.595.6549



0 WAGON WHEEL RD JOSHUA TREE
3 BD | 3 BA | 2,112 SF | 22.5 Acres | Offered at \$2,300,000
R. DOMINGUEZ | G. REID | S. MILLER | 310.595.6549



1790 VIEWMONT DR SUNSET STRIP
3 BD | 3 BA | 2,850 SF | Offered at \$1,850,000
J. STEINER | J. YARFITZ | K. BINI | 310.666.1454



4174 FALLING LEAF DR ENCINO
5 BD | 4 BA | 4,291 SF | Offered at \$1,775,000
MICHAEL MARTIN | 949.500.1979



18147 COASTLINE DR #6 MALIBU
2 BD | 2 BA | 1,210 SF | Offered at \$1,100,000
RIPSIME BARSAMIAN | SANDRA MILLER | 213.280.0247



8712 GREGORY WAY #405 LOS ANGELES 2 BD | 2.5 BA | 1,815 SF | Offered at \$899,000 SANDRA MILLER | 310.616.6213





SANTA MONICA SANTAMONICA.EVUSA.COM 310.460.2525







ARGYLE HOUSE

\$20,000 Reduced Price
Der Month



ONE-OF-A-KIND PENTHOUSE

3 bedrooms / 3 baths • Two wrap-around balconies, with panoramic views that include the Hollywood Sign and Capitol Records Building • Floor-to-ceiling windows Over 10' ceilings • Stunning interiors by Marmol Radziner

24/7 attended lobby • Landscaped terrace and pool • Entertainment lounge with bar and billiards • Library lounge • Home manager and move-in coordination from Life Simplified by Related and Hello Alfred

Reduced Price: \$20,000 per month

5% Broker Commission • Immediate Occupancy

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1755 ARGYLE AVENUE, LOS ANGELES, CA 213.269.5390 ARGYLEHOUSELA.COM



WESTSIDE ESTATE AGENCY



"THE BEVERLY HOUSE" GORDON KAUFMANN, 1927 BEVERLY HILLS | \$135,000,000

By far the most important & iconic Mediterranean Estate in CA. Over 3.5 acres in the heart of BH. Surrounded by manicured grounds, wrought iron gates, and a sweeping 800ft driveway. Period details abound including a 2-story wood paneled library, coved ballroom, billiard room & tiled formal dining room. A rare offering. Co-listed. weahomes.com/listing/the-beverly-house

Kurt Rappaport (310) 860-8889 | CalBRE# 01036061



ONE OF THE GREATEST OCEANFRONT BLUFF ESTATES MALIBU | \$125,000,000

On 3+ park-like acres in the most exclusive area in Malibu with a private pathway to one of the most beautiful beaches. A stunning contemporary home with high ceilings and walls of glass, designed by Charles Gwathmey. A spectacular living/great room overlooks ocean views, lawns & swimming pool. Theater, gym, N/S tennis crt & more. weahomes.com/listing/pacific-coast-hwy

Kurt Rappaport (310) 860-8889 | CalBRE# 01036061



"THE PARK" ON DELFERN HOLMBY HILLS | \$35,000,000

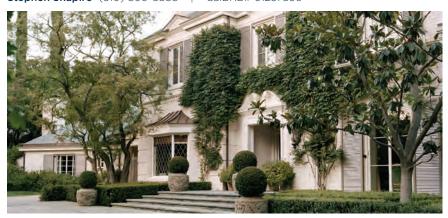
Resting on approx 2.2 acres of gently rolling green lawns dotted with paths, ponds, two existing gst houses, pool & a championship lighted tennis crt. A unique opportunity to build your dream home on a prime Holmby Hills asset. weahomes.com/listing/320-delfern-dr



THE FOOTHILL ESTATE BEVERLY HILLS | \$125,000,000

Idyllically located on 3.25 +/- lush acres, this eco-friendly property comprises one of the five largest useable parcels in Beverly Hills. Designed by Richard Meier & Partners Architects, led by Principal Designer Michael Palladino, FAIA. Timeless yet contemporary design, incorporating natural elements screate an inspired sense of place. weahomes.com/listing/the-foothill-estate

Stephen Shapiro (310) 860-8888 | CalBRE# 01257836



HOLMBY HILLS FINEST ESTATE

HOLMBY HILLS | \$69.985.000

A world class estate that has been completely rebuilt with the highest level of taste, design, style, and craftsmanship. A once in a lifetime opportunity to acquire an iconic property with a storied Old Hollywood history. **weahomes.com/listing/312-n-faring-rd**

Kurt Rappaport (310) 860-8889 | CalBRE# 01036061 **Kevin Booker** (310) 721-7736 | CalBRE# 01869691



LEGENDARY WALLACE NEFF ESTATE

BEL AIR | \$34,000,000

Built for studio mogul Sol Wurtzel, and the former home of Howard Hughes, Prince Rainier, and Elvis Presley. One of the most prized properties in all of old Bel Air on 1.5+ acres. Stunning gardens, a pool, and tennis court. A stunning Spanish Colonial mansion in perfect condition. weahomes.com/listing/10539-bellagio-rd

Kurt Rappaport (310) 860-8889 | CalBRE# 01036061

WEAHOMES.COM



WESTSIDE ESTATE AGENCY

BEVERLY HILLS | 210 North Canon Drive, Beverly Hills, CA 90210 (310) 247-7770 **MALIBU** | "In The Country Mart" 23410 Civic Center Way, Malibu, CA 90265 (310) 456-1171 **MIAMI** | 2100 Ponce de Leon Blvd, 7th Floor, Coral Gables, FL 33134 (305) 447-1471









SUNSET STRIP

7935 OCEANUS DR.

\$3,695,000 | 3^{BED} 4^{BTH} 3,701_{SQ. FT.}

OPEN TUESDAY 11-2PM

7935OCEANUSDRIVE.COM

This private Spanish estate is exquisitely crafted and curated with the finest authentic detail by internationally renowned designer Jorge Dalinger. On almost a half-acre of land, the property boasts vaulted ceilings with distressed wood beams, a roof made of reclaimed imported Spanish tiles, European wide-plank oak floors, copper sinks and bath tub, smart home system. An open floor plan boasts a chef's kitchen, family room with stone fireplace, and large folding wood and glass doors that open to a spacious yard with beautiful pool and spa, eating and sitting areas, fire pit, BBQ, and meticulous landscaping including 75 year-old olive trees. Truly a timeless home for the most discerning buyer.

JASON OPPENHEIM

OGROUP.COM









SUNSET STRIP

1118 N. WETHERLY DR.

\$4,195,000 | 4BED 4BTH 3,448 SQ. FT.

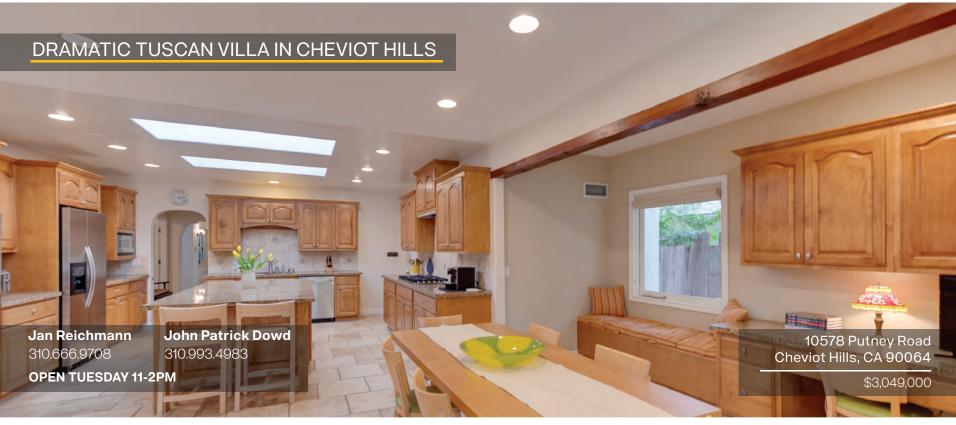
OPEN TUESDAY 11-2PM

1118WETHERLYDRIVE.COM

This gated and private traditional estate is located walking distance to the world famous Sunset Strip and features a bright and airy floor plan with elegant foyer, well-appointed living room with patio, formal dining room that opens to a grassy front yard, and custom chef's kitchen with Wolf and Miele appliances. French doors lead to an expansive entertainer's yard with large patio and grassy field, swimmer's saltwater and solar-heated pool, and mature hedging. The spacious owner's suite features custom cabinetry, dual closets, and luxurious marbled bath with heated floors. Additional en-suite bedrooms also feature marbled bathrooms and custom vanities.

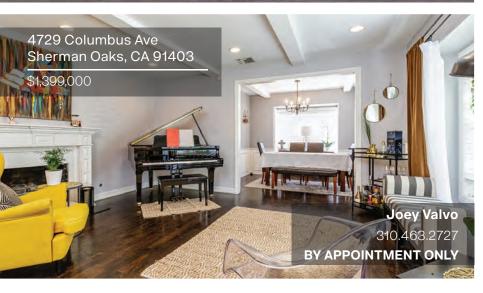
IASON OPPENHEIM

OGROUP.COM















NOW SELLING

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11 New Luxury Modern Homes, 3 and 4 bedrooms, ranging from 2,000 - 2,600 sq. ft., wide open floor plans, high ceilings, "Control 4" smart home technology, direct access 2 car garage, Roof top patios with outdoor kitchens, panoramic views of Hollywood Sign, Downtown LA and City Lights

Starting from \$1,399,500



HOLLYWOOD REGENCY GLAMOUR BY JOHN & ROBERT WOOLF

1447 QUEENS ROAD | THE SUNSET STRIP
1447 QUEENSRD.COM \$3,495,000

OPEN TUESDAY 11 AM - 2 PM



310.281.3981 STEVEFRANKEL.COM



310.492.0735 LINDAMAY.COM

HH HILTON & HYLAND



GLOBAL LUXURY

Coldwell Banker Residential Brokerage

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ARCHITECTURAL TREASURE IN HANCOCK PARK

DENISE HAMILTON 213.308.1005 | CaIRE #01884381 **JOYCE REY** 310.285.7529 | CaIRE# 00465013

232 RIMPAU HANCOCK PARK \$7,950,000

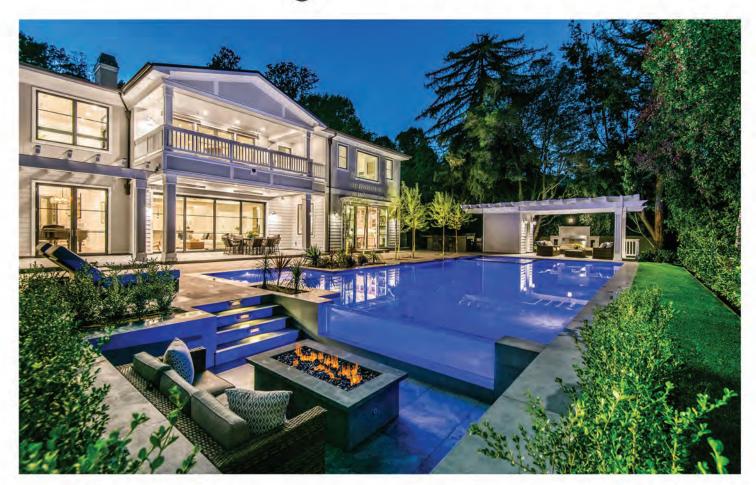
OPEN 11-2

COLDWELL BANKER RESIDENTIAL BROKERAGE | BEVERLY HILLS SOUTH OFFICE | 166 N. CANON DRIVE | BEVERLY HILLS, CA 90210





extraordinary Southern California Living 1000 NORMAN PLACE



8 BEDROOM | 14 BATHROOM | +/- 14,000 SQFT | 24,890 LOT

- Home Theater
- Indoor LapPpool 8-10 Car Collector's Garage 20 Person Jacuzzi
 - 60 ft swimming pool
- 500 bottle wine cellar

LISTED AT: \$18,500,000

OPEN TUESDAY JANUARY 22ND | 11:00AM - 2:00PM LUNCH TO BE SERVED

WWW.1000NORMANPLACE.COM









WHERE EXCELLENCE LIVES



PRIVATE 6BD 6BA ARCHITECTURAL ESTATE.
BRENTWOOD | \$6,495,000
Represented by: Mary Beth Woods
310.463.1599 | mwoods@marybethwoods.com
CalRE# 00470539



228 REDLANDS ST | SPECTACULAR 3BD+3BA.
PLAYA DEL REY | \$2,099,000
Represented by: Alice Plato
310.704.4188 | aliceplato@gmail.com
CalRE# 01216340



IMMACULATE MED ON GATED CUL-DE-SAC.
PACIFIC PALISADES | \$2,199,000
Represented by: Kate Nalbandova
310.666.8380 | kate.nalbandova@camoves.com
CalRE# 01335102



1845 COLDWATER CYN. MODERN OASIS IN BH. BEVERLY HILLS | \$5,495,000 Represented by: Aero Malka & Steve Frankel 310.779.1225 | eliraz.malka@camoves.com CalRE# 01963805, 01195571



FUTURISTIC ARCHITECTURAL GATED ESTATE.
MALIBU | \$5,695,000
Represented by: Ani Dermenjian
310.456.3638 | ani.dermenjian@camoves.com
CalRE# 01185123

COLDWELLBANKERLUXURY.COM



PRIME PALISADES RIVIERA 4BR+OFC+4BA.
PACIFIC PALISADES | \$6,450,000
Represented by: Jennifer Kleinert
310.273.3113 | jennifer.kleinert@camoves.com
CalRE# 01347532



WWW.365LASCASASAVE.COM
PACIFIC PALISADES | \$4,250,000
Represented by: Michael Edlen
310.230.7373 | Michael.Edlen@CAMoves.com
CalRE# 00902158



OVERLOOKING A MAGNIFICENT MALIBU BEACH.

MALIBU | \$8,950,000

Represented by: Ellen Francisco

Represented by: Ellen Francisco 310.457.6550 | ellen.francisco@camoves.com CalRE# 00709314

COLDWELL BANKER RESIDENTIAL BROKERAGE



ARCHITECTURE & DESIGN

ECO-FRIENDLY FEATURES FOR LUXURY HOMES

By Alice Garwood

When you envision an elegant home, eco-friendly might not be a term that immediately comes to mind. However, more people today are discovering it is possible to incorporate more sustainable elements in their home without sacrificing luxury, style and comfort. Here are eco-friendly features that can make your luxury home greener:

LED Lighting

Swapping out lightbulbs for energy-efficient LEDs with a longer lifespan is one of the easiest ways to make your home greener. If you want to further elevate your lighting and save more energy, consider automated lighting systems or motion-sensor lights.

Solar Panels

Take advantage of Southern California's sunny weather by installing solar panels to harness the unlimited energy of the sun and use the power throughout your home as well as store it for future use. If you want an aesthetically pleasing look, more stylish options are now available, including frameless solar modules and glass solar panels.

Energy-Efficient Windows

You don't have to forgo floor-to-ceiling windows, great views and abundant natural light in an eco-friendly home if you invest in energy-efficient double- or triple-glazed glass that reduces heat loss and cool spots.

Smart Landscape and Gardens

Drought-resistant plants and a rainwater collection system are a wonderful way to decrease water usage. Vegetable gardens have become a feature of luxury homes, giving the gardener fresh air while helping the environment by promoting decomposition that keeps the soil healthy.

Smart Home Technology

Integrating smart home technology can make your home more luxurious and sustainable. Devices that control lighting, heating, cooling and appliances make it easier to monitor energy usage. By adding these or other eco-friendly features, you can enjoy a lavish lifestyle as well as peace of mind that comes with reducing your carbon footprint.



ARCHITECTURAL HOMES OF THE WEEK

ARCHITECT: PAUL GRAY



MONTECITO | \$4,999,000

Stunning one acre, 3 Bedroom, 3-1/2 bath property with panoramic mountain views.

BARBARA KOUTNIK & SUSAN CONGER 805.565.8811 CaIRE#00809916, CaIRE#00545024

ARCHITECT: GIORGIO DAZZAN



SHERMAN OAKS | \$2,099,000

This 2015, 5 bed, 5 bath welcomes you home with a soaring 2-story entry & open floor plan.

SCOTT HILLENBRAND 818.621.1805 CaIRE#01881660

ARCHITECT: M.L. BARKER



HANCOCK PARK | \$6,469,000

GREAT NEW PRICE! Exceptional elegance & extraordinary provenance abound in Fremont Pl! 72Fremont.com

LOVELAND CARR PROPERTIES 323.460.7606 CaIRE#01467820,#00855785

COLDWELL BANKER RESIDENTIAL BROKERAGE'S EXCLUSIVE PLATFORM DEDICATED TO THE DISCUSSION AND DEVELOPMENT OF ARCHITECTURAL PROPERTIES.



Custom Built Gated Newer French Traditional Estate



517 North Rexford Drive • Beverly Hills

- Completed in 2008 after a two year owner-build
- Superior craftsmanship from a bygone era
- Sunlit spaces with super high ceilings
- Gorgeous wood and marble floors, mouldings, and French doors
- 3 levels of total luxury in nearly 9,600 square feet
- Master suite with sitting area beyond compare
- Dual bathrooms and walk-ins, fireplace, balcony in master
- 4 bedroom suites upstairs plus 2 other suites in the lower level
- Separate office/library, family room, formal dining, and living room
- Fabulous professional screening room, game room, and wine cellar
- Amazing center-isle kitchen overlooks the grounds
- Elevator to all floors for ease of access
- Dramatic 2 story skylit entry foyer with sweeping staircase
- Rear grounds with patios, lawns, pool, spa, BBQ center, and mature foliage
- Attached 4 car direct-access subterranean garage for privacy and security
- Premier central Beverly Hills Flats road proximate to all

Grand Opening Tuesday, January 22nd • 11-2 \$12,495,000

Michael J. Libow COLDWELL BANKER (310) 285-7509 | CalDR E #00863172



GLOBAL LUXURY®





COLDWELL BANKER RESIDENTIAL BROKERAGE



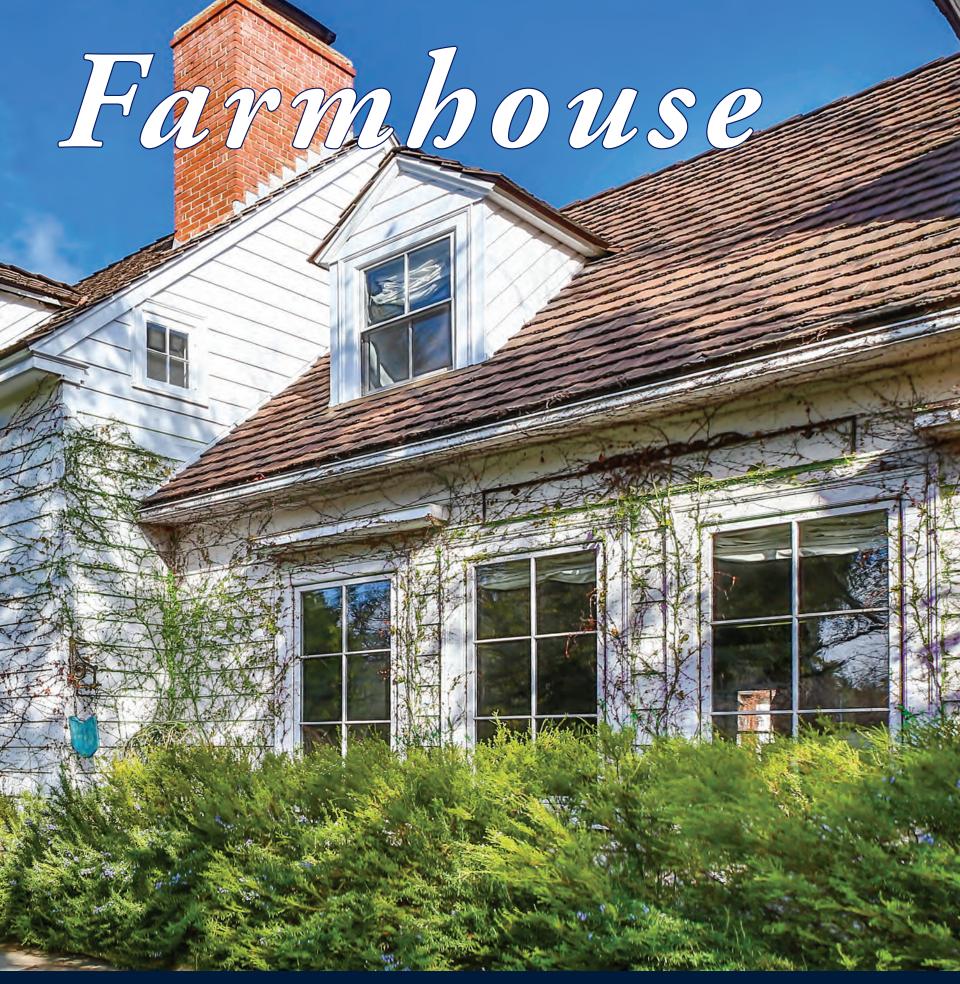


CALBRE# 00553360 CALBRE# 01160269

320 S CANYON VIEW DRIVE

OPEN TUESDAY 11AM - 2PM
MARY LU TUTHILL & MELISSA RYAN

COLDWELL BANKER RESIDENTIAL BROKERAGE



A long winding drive over a bridge, leads to an astonishing home...a fashionably chic Swedish Farmhouse in a magical, wooded setting. Well-curated design with hand-plastered walls, French oak plank floors, stunning architectural elements, it is a dazzling yet dreamy refuge. Sun-drenched rooms, sensational kitchen, lovely private terraces overlooking the sparkling pool. An authentically crafted home with a, young, romantic vibe, a friendly invitation to indulge oneself in a spontaneous, undemanding life of ease. The ultimate LA escape. \$5,995,000



8055 SELMA | LOS ANGELES







A HOLLYWOOD CLASSIC

- Large Living Room with sitting area
- Formal Dining room
- Cook's kitchen with breakfast area
- En suite Master bedroom with walk-in closet
- Two additional guest bedrooms

- Den/ TV Room
- Second kitchen downstairs
- Media Room
- Pool and Gym
- Three outdoor entertaining areas

\$3,850,000

JIM CRANE 310.855.459

jim@jameslcrane.com

CalBRE#01295289

JOYCE REY 310.285.7529 Joyce@JoyceRey.com

CalBRE #00465013







GORGEOUS PRIVATE GATE CONTEMPORARY IN BHPO





2925 TRUDY DRIVE BHPO

5 BEDS, 6 BATHS IN 5286 SQ. FT. OF LIVING SPACE ON OVER 19,000 SQ. FT. LOT. STUNNING! \$4,999,000

OPEN TUESDAY 11AM-2PM

ANNIE CHALLIS | 310.720.1234 | anniechallis@mac.com



COLDWELL BANKER RESIDENTIAL BROKERAGE | BEVERLY HILLS SOUTH OFFICE | 166 N. CANON DRIVE | BEVERLY HILLS, CA 90210

The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. Real estate agents affiliated with Coldwell Banker Residential Brokerage are independent contractor agents and are not employees of the Company. @2018 Coldwell Banker Residential Brokerage from Equal Opportunity Act. Owned by a subsidential Brokerage for the Fair Housing Act and the Equal Opportunity Act. Owned by a subsidential Brokerage for the Fair Housing Act and the Equal Opportunity Act. Owned by a subsidential Brokerage for the Pair Housing Act and the Equal Opportunity Act. Owned by a subsidential Brokerage for the principles of the Fair Housing Act and the Equal Opportunity Act. Owned by a subsidential Brokerage for the principles of the Fair Housing Act and the Equal Opportunity Act. Owned by a subsidential Brokerage for the Pair Housing Act and the Equal Opportunity Act. Owned by a subsidential Brokerage for the principles of the Fair Housing Act and the Equal Opportunity Act. Owned by a subsidential Brokerage for the Pair Housing Act and the Equal Opportunity Act. Owned by a subsidential Brokerage for the Pair Housing Act and the Equal Opportunity Act. Owned Brokerage for the Pair Housing Act and the Equal Opportunity Act. Owned Brokerage for the Pair Housing Act and the Equal Opportunity Act. Owned Brokerage for the Pair Housing Act and the Equal Opportunity Act. Owned Brokerage for the Pair Housing Act and the Equal Opportunity Act. Owned Brokerage for the Pair Housing Act and the Equal Opportunity Act. Owned Brokerage for the Pair Housing Act and the Pair H



Newly remodeled architect's personal condo located in the most desirable West Hollywood location. Every detail has been hand selected and quality crafted. Enter the bright and luxurious living room which leads to the spacious and airy balcony. Have friends hang out at the cozy banquette seating while you prepare delicious meals in the elegant and functional chef's kitchen. Retreat to the enormous master bedroom for privacy, and relax with a steam shower in the luxurious master bath. Hardwood floors, marble counters, a travertine fireplace, 2 side by side parking spaces, and an individually dedicated, separate deeded storage room complete this perfect offering.

Rusty Hamrick 310-993-8536 www.RustysRealEstate.com DRE#01263428





Coldwell Banker Residential Brokerage 301 N Canon Dr Suite E Beverly Hills, CA 90210



TWO STORY GATED CONTEMPORARY ESTATE

13331 MULHOLLAND DRIVE | BHPO



Sited on a private promontory with unobstructed views of city lights, canyon green-belt and San Gabriel Mountains

- 4 Bedrooms
- 6 Bathrooms
- Aprox. 6,777 interior sq.ft.
 - Aprox. 53,163 sq.ft. lot
 - Top of the line finishes

- Pre-wired for CCTV, cable, phone, data
- Audio throughout with Vantage amps
 - Panasonic phone system
- 3 enclosed parking spaces with electric car charging station
 - Extensive motor court

OFFERED AT \$5,495,000 - OPEN TUESDAY 11AM - 2PM









PETER WHYTE

310.650.8480 | pwhyte@coldwellbanker.com www.peterwhyteproperties.com | CalRE #00643152

9329 NIGHTINGALE DR | SUNSET STRIP | OPEN 11-2



CHARMING CONTEMPORARY VILLA RICHARD LANDRY DESIGN

FURNISHED/UNFURNISHED \$25,000/MONTH

HILARY STEVENS 310.776.0688 JOYCE REY 310.285.7529

COLDWELL BANKER RESIDENTIAL BROKERAGE | BEVERLY HILLS SOUTH OFFICE | 166 N. CANON DRIVE | BEVERLY HILLS, CA 90210





1251 LAGO VISTA DRIVE









Now Offered at \$10,500,000 OPEN TUESDAY 11-2

Reduced 25%! Best value in the City of Beverly Hills! Located on one of the most desirable and prestigious streets in Beverly Hills, this home is a unique sanctuary for those who desire abundant privacy and security yet still want to live in the heart of Beverly Hills with views from the City to the ocean!

Walled and gated, with a 3-car garage and motor court, set amongst mature trees framing exquisite views on approximately 3/4 acre is reminiscent of the Italian countryside. This 6 BR & 7 BA Villa features hardwood floors, tall ceilings, oversized windows & French doors, and custom finishes throughout. Lush grounds and gardens feature a grassy yard, pool, paddle tennis court, outdoor living!









JADE MILLS

310.285.7508 HOMES@JADEMILLS.COM

ALEXIS LAMONTAGNA

310.280.8080

ALEXISLAMONTAGNA@GMAIL.COM

1260 N. WETHERLY DRIVE

SUNSET STRIP

\$3,750,000

COLDWELL BAN COLDWELL BANKER B

GLOBAL LUXURY BEVERLY HILLS, CA 90210

returns, include, but not be limited to county records and the Multiple Cisting Service; and it may include approximations. Although this ou should not bely upon it without personal verification. Real estate agents affiliated with Coldwell Banker Residential Brokerage are inpany. ©2018 Coldwell Banker Residential Brokerage, All Rights Reserved. Coldwell Banker Residential Brokerage fully supports the living by a subsidiary of NRT LLC. Coldwell Banker, the Coldwell Banker Logo, Coldwell Banker Global Luxury and the Coldwell Banker Ball State LLC.

ON TOP OF THE WORLD OPEN TUESDAY 11-2



JADE MILLS

310.285.7508 HOMES@JADEMILLS.COM

DREW FENTON

310.858.5474 DREW@DREWFENTON.COM 610 BURK PLACE

BEVERLY HILLS

\$14,500,000





COLDWELL BANKER RESIDENTIAL BROKERAGE | BEVERLY HILLS SOUTH OFFICE | 166 N. CANON DRIVE | BEVERLY HILLS, CA 90210

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CalRE #00526877, CalRE #01317962

NEW LISTING | FOR LEASE RE-IMAGINED TRANSITIONAL CONTEMPORARY ESTATE **OPEN TUESDAY 11-2**



BEVERLY HILLS \$95,000/MONTH

JADE MILLS COLDWELL BANKER 310.285.7508 HOMES@JADEMILLS.COM CalDRE: 00526877

JAMES HARRIS THE AGENCY 424.400.5915 JAMES@THEAGENCYRE.COM CalDRE: 01909801

DAVID PARNES THE AGENCY 424.400.5916 DPARNES@THEAGENCYRE.COM CalDRE: 01905862





COLDWELL BANKER RESIDENTIAL BROKERAGE | BEVERLY HILLS SOUTH OFFICE | 166 N. CANON DRIVE | BEVERLY HILLS, CA 90210 The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. Real estate agents affiliated with Coldwell Banker Residential Brokerage are independent contractor agents and are not employees of the Company. ©2018 Coldwell Banker Residential Brokerage. All Rights Reserved. Coldwell Banker Residential Brokerage fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Owned by a substidiary of NRT LLC. Coldwell Banker, the Coldwell Banker Logo, Coldwell Banker Global Luxury and the Coldwell Banker Global Luxury logo service marks are registered or pending registrations owned by Coldwell Banker Real Estate LLC.



Jade Mulls
310.285.7508
HOMES@JADEMILLS.COM

425 N. MAPLE DRIVE #602

BEVERLY HILLS

\$9,995,000

www.425MAPLEDRIVE602.com

COLDWELL BANKER RESIDENTIAL BROKERAGE | BEVERLY HILLS SOUTH OFFICE | 166 N. CANON DRIVE | BEVERLY HILLS, CA 90210

COLDWELL BANKER 5 GLOBAL LUXURY

Idwell Banker Residential Brokerage fully supports the Coldwell Banker Global Luxury and the Coldwell Banker CalRE #00526877





BEL AIR | 10697 SOMMA WAY \$100,000,000 | 8 Bedrooms, 21 Bathrooms Fredrik Eklund O: 310.819.4260 DRE# 02074900 Cory Charlupski M: 310.728.9566 DRE# 02007976



BEL AIR | 10647 SOMMA WAY \$3,099,000 | 3 Bedrooms, 4 Bathrooms Chad Lund M: 310.801.2641 DRE# 00998185 Patty Best M: 310.339.8002 DRE# 01371145



BEVERLY HILLS | 2341 GLOAMING WAY \$17,500,000 | 4 Bedrooms, 5 Bathrooms Josh & Matt Altman M: 310.819.3250 DRE# 01764587 / 01874316 Guy Hector M: 310.729.3737 DRE# 01960231



BEVERLY HILLS | 440 SMITHWOOD DRIVE \$2,998,000 | 6 Bedrooms, 4 Bathrooms | Duplex Melissa Alt 0: 424.202.3232 DRE# 01019836 Betsy Smith M: 310.707.8922 DRE# 02052555



BEVERLY HILLS POST OFFICE | 9505 HIDDEN VALLEY ROAD \$4,250,000 | 5 Bedrooms, 6 Bathrooms Juliette Hohnen M: 323.422.7147 DRE# 01772623



BEVERLYWOOD | 1234 DANIELS DRIVE \$2,298,000 | 4 Bedrooms, 3 Bathrooms Heather Altman M: 310.924.4664 DRE# 01833121



ENCINO | 16805 SEVERO PLACE \$1,449,000 | 4 Bedrooms, 3.5 Bathrooms Janine Gershon M: 310.804.4607 DRE# 00688335



GLENDALE | 959 ROSEMOUNT ROAD \$1,599,000 | 3 Bedrooms, 2 Bathrooms **Troy Gregory M: 323.203.5661** DRE# 01469060



HANCOCK PARK | 55 FREMONT PLACE \$16,999,000 | 10 Bedrooms, 8 Bathrooms Stefani Stolper M: 310.733.6551 DRE# 01957452 Matthew Clayman M: 914.621.1553 DRE# 01993345



HOLLYWOOD HILLS EAST | 6485 SAN MARCO CIRCLE \$1,649,000 | 3 Bedrooms, 3 Bathrooms Carrie Berkman Lewis M: 310.435.5714 DRE# 01400262



HOLLYWOOD HILLS EAST | 2356 HOLLYRIDGE DRIVE \$3,695,000 | 4 Bedrooms, 4 Bathrooms Juliette Hohnen M: 323.422.7147 DRE# 01772623 Annie Stewart M: 310.926.0434 DRE# 01988857



LOS FELIZ | 2255 VERDE OAK DRIVE \$4,295,000 | 3 Bedrooms, 3 Bathrooms Juliette Hohnen M: 323.422.7147 DRE# 01772623



PACIFIC PALISADES | 1411 SAN REMO DRIVE \$9,995,000 | 5 Bedrooms, 7 Bathrooms **Josh & Matt Altman 310.819.3250**DRE# 01764587 / 01874316



SANTA MONICA | 956 5TH STREET, C \$2,298,000 | 3 Bedrooms, 3 Bathrooms Heather Altman M: **310.924.4664** DRE# 01833121



SANTA MONICA | 930 CALIFORNIA AVENUE, 102 \$1,098,000 | 2 Bedrooms, 2 Bathrooms Erika Kita M: 310.702.7381 DRE# 01841359



SILVER LAKE | 1459 NORTH OCCIDENTAL BOULEVARD \$1,099,000 | 2 Bedrooms, 2 Bathrooms Scott Segall M: 310.480.4823 DRE# 01179028



SUNSET STRIP | 1715 CRISLER WAY \$2,995,000 | 3 Bedrooms, 4 Bathrooms Juliette Hohnen M: 323.422.7147 DRE# 01772623 Corinne Castro M: 562.714.1916 DRE# 01413164



WEST HOLLYWOOD | 601 NORTH HARPER AVENUE \$3,749,000 | 4 Bedrooms, 5 Bathrooms Josh & Matt Altman M: 310.819.3250 DRE# 01764587 / 01874316







MODERN ARCHITECTURAL PERFECTION IN BEVERLY HILLS NEW LISTING | OPEN TUESDAY 11-2

Beverly Hills | 2341 Gloaming Way | \$17,500,000 | 4-BR, 5-BA | 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. Brought to life by a renowned Swiss architect/designer, this astonishing steel and metal home is loaded with custom design features such as triple/pneumatic swiss windows, fiber cement surface panels, and retracting walls of glass that merge the indoor and outdoor, creating the quintessential California lifestyle. The expansive outdoor entertainment area takes full advantage of the approx. 22,000 sqft lot, with approx. 2,000 sqft of covered space, fire pits, a full outdoor kitchen, and a striking fresh-water infinity pool that gives way to the serene canyon landscape. A double and single garage are inhouse, as well as outside parking for 12 additional cars. **Web# 19420724**



JOSH & MATT ALTMAN

 $Realtors^{\circledR}$

0: 310.819.3250 Josh@TheAltmanBrothers.com TheAltmanBrothers.Elliman.com DRE# 01764587 / 01874316

GUY HECTOR

Realtor®
M: 310.729.3737
Guy@CarswellandPartners.com
DRE# 01960231









LUXURY BEACH LIVING WITH PRIVATE ROOFTOP TERRACE OPEN TUESDAY 11-2 | SERVING COFFEE, ESPRESSO + LATTES

Santa Monica | 956 5th Street #C | \$2,298,000 | 3-BR, 3-BA | This new construction townhome is individually designed & thoughtfully crafted with a contemporary edge featuring 3bd+3ba, and approx. 1,770 SF. Impeccably designed to embody ultimate comfort offering an open floor plan with a grand master suite boasting 2 walk-in closets. Features expansive approx. 750 SF private rooftop terrace complete with kitchen & built-in niche for TV overlooking stunning views of the city, truly an extension of your living space. FOUR on FIFTH offers newly constructed residence giving a modern touch to beach living with custom cabinetry, Quartz counters & chef's appliances; Bertizoni, Sub Zero, Kitchenaid, wide plank Oak hardwood flooring, Canadian cedar & acrylic stucco exterior & 2-car side-by-side parking with direct access into residence. This townhome sets a new standard of luxury living in the heart of Santa Monica, located in prime neigborhood, off of Montana Ave & blocks to the beach. FourOnFifth.com Web# 19422786



HEATHER ALTMAN

Realtor®
P: 310.924.4664
Heather@TheHeatherAltman.com
TheHeatherAltman.com
DRE# 01833121









MUHAMMAD ALI'S FORMER MANSION NEW LISTING | OPEN TUESDAY 11-2

Hancock Park | 55 Fremont Place | \$16,999,000 | 10-BR, 8-BA | The meticulously maintained Italian Renaissance mansion is set behind the private gates of Fremont Place on approximately 1.6 acres of park-like grounds. The estate includes Tiffany stained glass windows, exquisite architectural details, 9 bedrooms, and 7 bathrooms. The large guest house includes an additional bedroom and full bath. Built by famed architect, John C. Austin (known for the Griffith Observatory and LA City Hall), this property is a once in a lifetime opportunity. Join us for our open house and lunch on January 22nd. **Web# 19421654**



STEFANI STOLPER

Realtor®

GROUP
M: 310.733.6551
Stefani.Stolper@Elliman.com
DRE# 01957452

MATTHEW CLAYMAN

Realtor®

M: 914.621.1553 Matthew.Clayman@Elliman.com DRE# 01993345





UNIQUE LIVE/WORK COMPOUND WITH 2 SEPARATE STRUCTURES

West Los Angeles | 1945 Federal Avenue \$2,695,000 | Multi-Family Duplex | Web# 18371294



SPANISH DUPLEX

Beverly Hills | 440 Smithwood Drive \$2,998,000 | Multi-Family Duplex



UPDATED SINGLE LEVEL HOME

Santa Monica | 353 24th Street \$12,500/MO | 4-Br, 4.5-Ba | Web# 18406052



GREAT ENTRY-LEVEL CONDO

Culver City | 4745 Maytime Lane \$608,000 | 2-Br, 2-Ba | Web# 18404260



Realtor®

M: 424.202.3232 Melissa.Alt@elliman.com DRE# 01019836

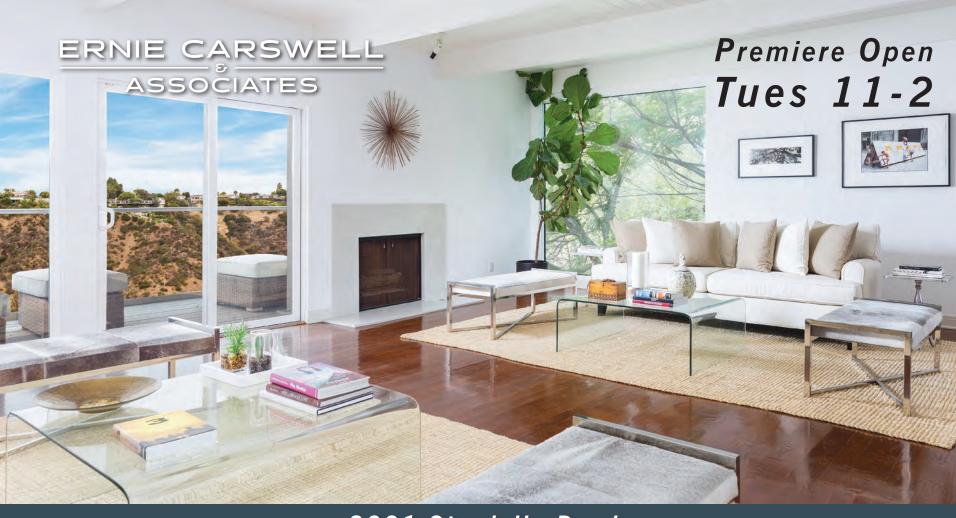
BETSY SMITH

Realtor®

M: 310.707.8922 Betsy.Smith@elliman.com DRE# 02052555







2001 Stradella Road

OliverMOSSI 310.600.5650 Bel Air | 5 BD | 5 BA | Sep Guest Apt | Elevator Ernie**CARSWELL**

Unbelievable Bel Air value - beautiful ridgetop & canyon views from contemporary residence maintained impeccably.

\$2,190,000





6420 W 5th St | Open Tuesday 11-2 pm | Modern Smart Home | \$3,795,000

SCOTTAMMANN (310) 869-1982 REALTOR® | DRE# 01295980



CATHERINEAMMANN (323) 877-9376 REALTOR® | DRE# 01894083

Landmark Residences











1677 N. DOHENY DRIVE

1677 N. DOHENY DRIVE

SUNSET STRIP | 5 BEDROOMS | 8 BATHROOMS 11,780 SQ. FT. | APPROX. 35,400 SQ. FT. LOT

OFFERED AT \$29,975,000

OPEN TUESDAY 11AM-2PM & TWILIGHT 4PM-7PM

PAUL LESTER

310.488.5962 LIC. # 01338925 **BRANDEN WILLIAMS**

310.691.5935 LIC. # 01774287 RAYNI WILLIAMS

310.925.9281 LIC. # 01496786

JOSH ALTMAN

310.819.3250 LIC. # 01764587 MATTHEW ALTMAN

323.791.9398 LIC. # 01874316









167 S. ROCKINGHAM AVENUE

BRENTWOOD PARK | \$27,000,000
7 BEDS | 11 BATHS | 29,946 SQ. FT. LOT
OPEN TUES 11-2 PM & SUN 1-4PM | NEW LISTING

SANTIAGO ARANA 310.926.9808 | LIC. # 01492489 MAURICIO UMANSKY 424.230.3701 | LIC. # 01222825 MIREYA RODRIGUEZ 424.354.4889 | LIC. # 01922313







521 CHALETTE DRIVE

\$15,800,000NEW LISTING

4 BEDS | 5 BATHS | 5,638 SQ. FT. | 20,146 SQ. FT. LOT





Trousdale Estates

Set behind gates on one of Trousdale's best streets, this fully reimagined architectural home showcases spectacular city and ocean views from every room. A soaring great room, Calacatta marble chef's kitchen and full Crestron system seamlessly fuse elegance and technology. Fleetwood pocket doors foster the ultimate California lifestyle, joining sophisticated interiors with exceptional grounds, including ample lawns, a zero-edge infinity pool and cabana overlooking breathtaking jetliner views.



MAURICIO UMANSKY

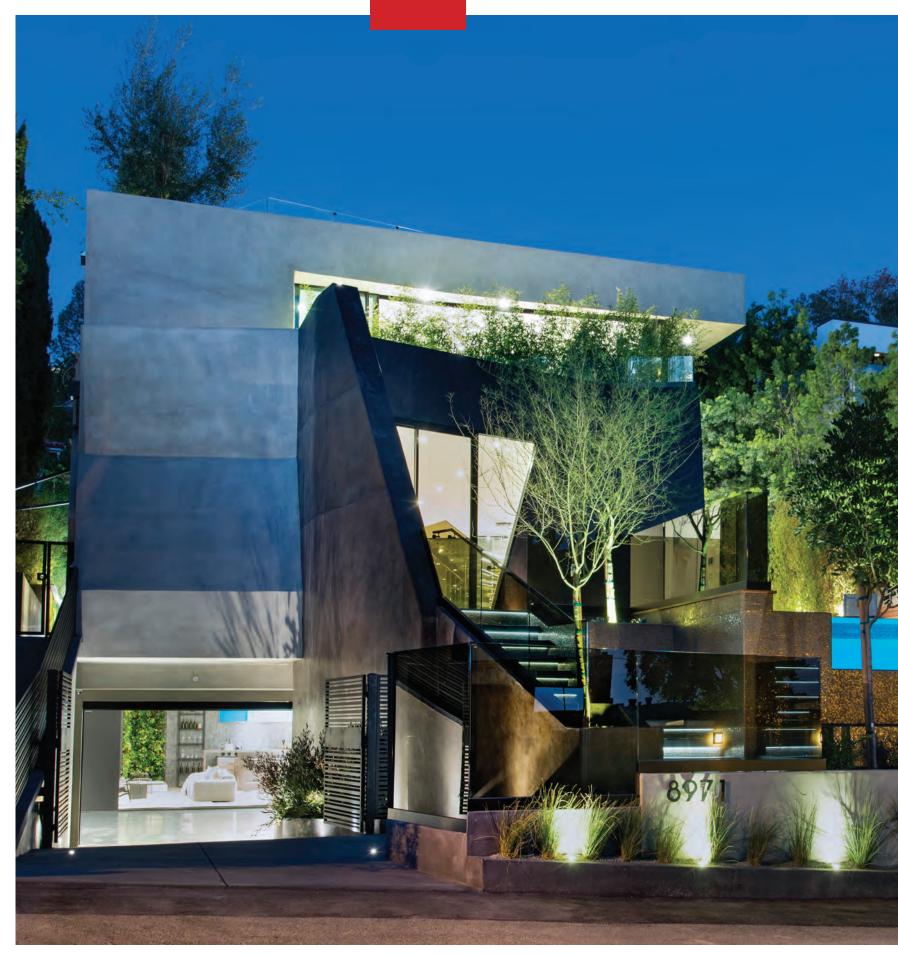
MUMANSKY@THEAGENCYRE.COM 424.230.3701 LIC. # 01222825

BARON STEINBRECHER

BARON@THEAGENCYRE.COM 310.849.7933 LIC. # 01913710







8971 SHOREHAM DRIVE SUNSET STRIP | \$6,995,000 OPEN TUESDAY 11-2 PM | NEW LISTING 4 BEDS | 7 BATHS | 6,032 SQ. FT.





Modern New Construction

This meticulously crafted, modern, new construction was shaped with an eye toward leisure and modern design, integrating nature and sophistication. Encompassing towering sliding doors which open to a wraparound deck. The three floors are devised for entertaining and include a glass elevator servicing all floors, two pools, a 22-foot waterfall, indoor and outdoor live-walls, expansive rooftop terrace with views, theater, gym, and sauna. This property offers a truly elevated lifestyle.





BLAIR CHANG

BCHANG@THEAGENCYRE.COM 424.230.3703 LIC. # 01248419

MEIR KROLL

MEIR@THEAGENCYRE.COM 310.341.4393 LIC. # 01864039







11404 BELLAGIO ROAD

BEL AIR | \$9,495,000

5 BEDS | 7 BATHS | 6,052 SQ. FT. | 15,753 SQ. FT. LOT

Reduced by \$500,000. Set behind gates and surrounded by lush hedges and ivy-covered porticos, this spectacular Bel Air villa showcases exquisite, hand-sculpted finishes, ethereal grounds, and jetliner views of Downtown and the ocean in one of L.A.'s most prestigious neighborhoods. The former estate of Peggy Lee, the home was stunningly reimagined and masterfully designed for entertaining, replete with grand-scale living spaces, ethereal grounds, and a magnificent upper terrace with breathtaking panoramic vistas.

NEWPRICE

11-2PM



BILLY ROSE BROSE@THEAGENCYRE.COM | 424.230.3702 | LIC. # 01302611 JON GRAUMAN JGRAUMAN@THEAGENCYRE.COM | 424.238.2484 | LIC. # 01469825 DREW FENTON DREW@DREWFENTON.COM | 310.560.3777 | LIC. # 01317962





15715 WOODVALE ROAD

ROYAL OAKS | \$5,250,000

6 BEDS | 7.5 BATHS | 6,700 SQ. FT. | 14,085 SQ. FT. LOT

This newly built modern farm home presents a true bespoke lifestyle. A notable Westside builder brings superior quality to Encino's prestigious Royal Oaks area. Sophisticated quality materials and fixtures complement the thoughtful layout. Discreetly hidden behind gates and tall hedges, the stately property offers generous living set back from the street. The high ceilings and ample windows allow abundant natural light to highlight the luxurious materials through the open floor plan.

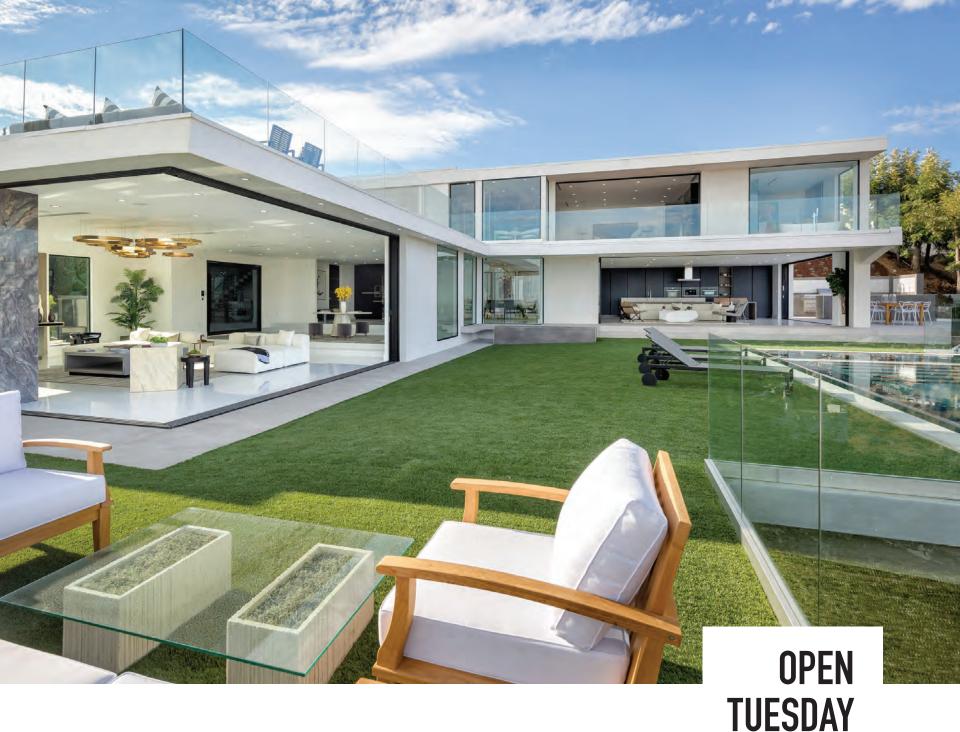
 $http:\!/\!/Agncy.RE/15715Woodvale$

NEW LISTING

11-2PM

CRAIG KNIZEK CKNIZEK@THEAGENCYRE.COM | 424.230.3718 | LIC. # 01377932
JON GRAUMAN JGRAUMAN@THEAGENCYRE.COM | 424.238.2484 | LIC. # 01469825





2110 HERCULES DRIVE

SUNSET STRIP | \$8,495,000

5 BEDS | 5.5 BATHS | 81,474 SQ. FT. LOT

Soaring atop the summit of Mount Olympus in the Hollywood Hills and set behind gates, this newly built home showcases exquisite craftsmanship and jetliner views from Downtown L.A. to the ocean. Automatic Fleetwood pocket doors open to an expansive yard with an al fresco dining area and zeroedge infinity pool and spa. An exquisite master suite with spa-like bath, sprawling entertainer's terrace with restaurant-caliber bar, cinema and smart home automation complete this tour-de-force.

NEW PRICE

11-2PM

JON GRAUMAN JGRAUMAN@THEAGENCYRE.COM | 424.238.2484 | LIC. # 01469825 AARON KIRMAN AARON@AARONKIRMAN.COM | 424.249.7162 | LIC. # 01296524 CHRISTINA CARR CHRISSI@AARONKIRMAN.COM | 805.400.9497 | LIC. # 02058831







4338 BERGAMO DRIVE

ENCINO | \$2,785,000

6 BEDS | 5 BATHS | 4,719 SQ. FT. | 19,270 SQ. FT. LOT

Located in one of Encino's most coveted neighborhoods, sits this stately, traditional home that is nestled on a promontory with unobstructed vistas of the surrounding canyons. Atop a gated and private driveway, this six-bedroom, five-bathroom residence includes a dramatic open living room, spacious family room, beautifully updated kitchen and stunning master retreat. Located in the coveted Lanai School District and just minutes to Ventura Blvd shopping, dining and more.

NEW LISTING

11-2PM





746 NORWAY LANEBRENTWOOD | \$4,499,000

OPEN TUESDAY 11-2 PM | NEW LISTING 5 BEDS | 6 BATHS | 6,590 SQ. FT. | 7,053 SQ. FT. LOT

CINDY AMBUEHL

CINDY@THEAGENCYRE.COM 424.321.4947 LIC. # 01821934

ARAM AFSHAR

ARAM@QUINTESSENTIALLYESTATES.COM 310.385.3174 LIC. # 01484569





3219 BONNIE HILL DRIVE

HOLLYWOOD HILLS | \$1,395,000

3 BEDS | 2 BATHS | 1,757 SQ. FT. | 8,413 SQ. FT. LOT

Serenely sited at the near-end of a cul-de-sac on the desirable Bonnie Hill Drive, this single-story mid-century fixer awaits its next steward. Situated just beyond the gate, is a large and flat grassy pad ideal for the installation of a pool or more square footage. Upon entering inside, unobstructed, long and wide views instantly captivate attention. Other amenities include an attached two-car garage, master suite, original architectural details, and Valley View Elementary School.

NEW LISTING

11-2PM





An Artful Achievement of Architectural Prowess and Innovative Design

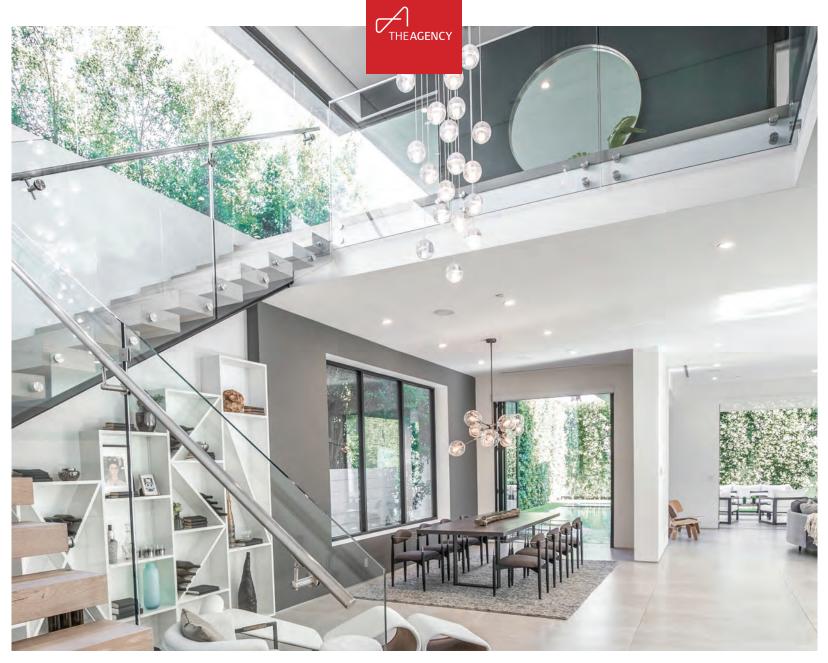
8854 THRASHER AVENUE | SUNSET STRIP | \$25,950,000

Masterfully designed by Studio Dardo, 8854 Thrasher infuses mid-century modern style with a forward-thinking, contemporary appeal. The 10,000-square-foot home is both visually seductive and technologically savvy, offering a site-specific design with flourishes that borrow from great works of the past. Elements of wood and stone lend warmth and texture to the interiors while towering gallery walls and artful nooks await an unprecedented art collection.

tuesday 11-2pm

> 5 BEDS 10 BATHS 9,997 SQ. FT. 26,217 SQ. FT. LOT









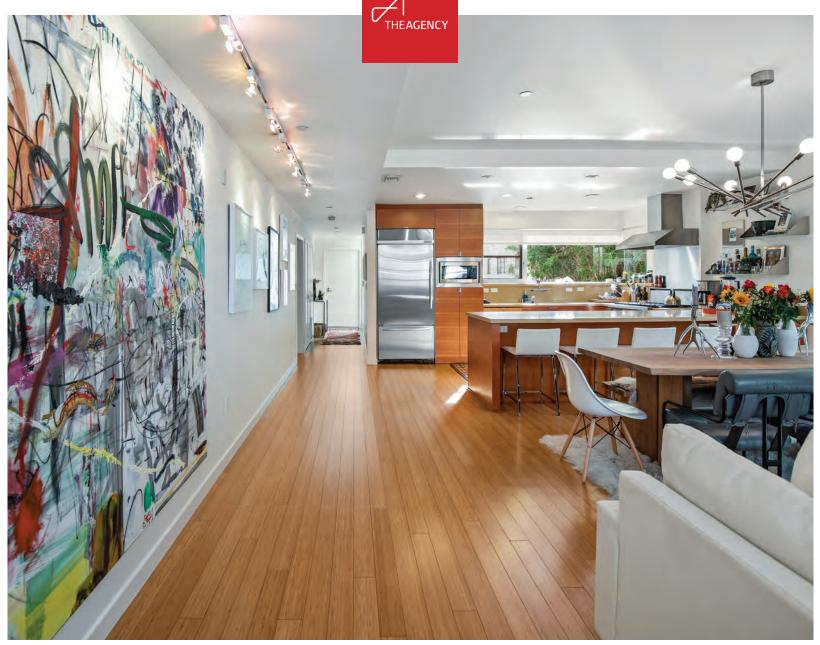
848 N. CURSON AVENUE BEVERLY GROVE | \$3,995,000

NEW LISTING 5 BEDS | 6 BATHS | 4,758 SQ. FT. | 6,507 SQ. FT. LOT

JEN WINSTON

JWINSTON@THEAGENCYRE.COM 424.230.7792 LIC. # 01522987









8265 FOUNTAIN AVENUE #102 WEST HOLLYWOOD | \$959,000

OPEN TUESDAY 11-2 PM | NEW LISTING 2 BEDS | 2 BATHS | 1,340 SQ. FT.

DAN WEISER

DAN.WEISER@THEAGENCYRE.COM 424.285.1958 LIC. # 01757150





740 Thayer Avenue \$3,595,000 4 Bed | 4 Bath | 3,710 Sq Ft

Open House

Tues, Jan 22, 11–2pm

James Bremner 310.622.7445

310.622.7445 jim@jamesbremner.com DRE 01186014



16116 Anoka Drive **\$5,895,000**

3 Bed | 2 Bath | 2,870 Sq Ft

Open House

Tues, Jan 22, 11–2pm

Pekar/Ellis Real Estate Group

310.963.9826 | 310.779.3108 paul.pekar@compass.com carol.ellis@compass.com DRE 01905986 | 00783762



3 Bed | 2 Bath

Open House

Tues, Jan 22, 11-2pm

Pekar/Ellis Real Estate Group

310.963.9826 | 310.779.3108 paul.pekar@compass.com carol.ellis@compass.com DRE 01905986 | 00783762



7211 Woodrow Wilson Drive







\$1,495,000

3 Bed | 3 Bath | ±2,733 sq. ft.

Open House

Tuesday, January 22, 11-2pm

7211woodrowwilsondrive.com





Jay Martinez Gilbert Dirige, CPA Estate Agents

323.377.8332 jmteamhomes.com

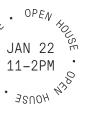
HOLLYWOOD HILLS MODERN WITH CITY & MOUNTAIN VIEWS

Nestled along the beautiful Woodrow Wilson enclave of the Hollywood Hills, this chic modern home feels private and offers panoramic mountain and city views from the living areas and master suite. A library and every bedroom boast over 12 foot ceilings and a view of hillside greenery. This ±2,733 sq. ft. home recently underwent a full remodel with select finishes. It features cathedral ceilings, an open floor concept, several view decks, a kitchen island, wood floors, exposed wood beams, living room fireplace and beautiful landscaping around the property. It is conveniently located close to Hollywood and Universal City.

THE JM | TEAM YOUR HOME, OUR PASSION

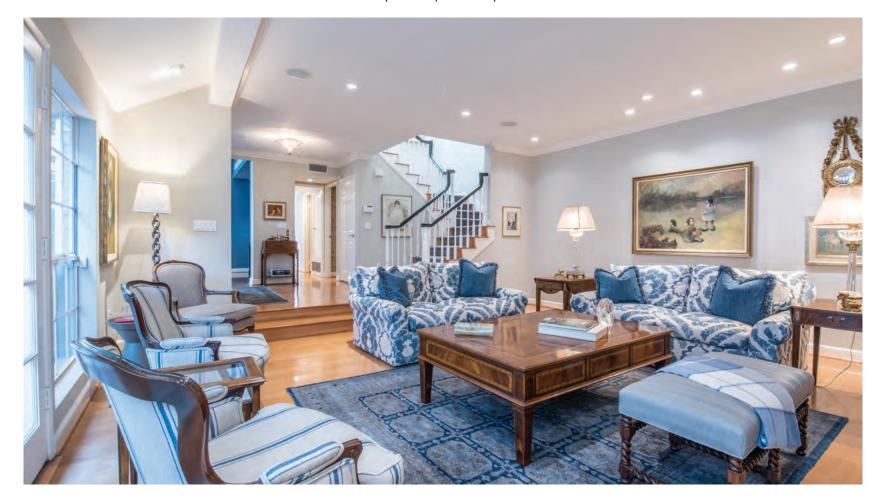
COMPASS





MARINA DEL REY 13082 Mindanao Way Unit 22

\$1,495,000 2 Bed | 3 Bath | ±2,217 sq. ft. Beautifully updated and designed 2+3 detached patio home in Marina del Rey's prestigious Villa Marina East IV. Generous foyer with French doors leads to a spacious living room w/FP. Dramatic, 2-story dining room. Gourmet kitchen features top-line appliances, walk-in pantry, and breakfast area. First floor rooms all overlook private landscaped courtyard area. Upstairs the luxurious master suite includes a FP, large walk-in closet and a spa-like master bath with all the amenities. Additional guest en suite and office. Direct access 2 car garage. Guard gated community w/pool, spa, tennis courts. Near restaurants, shops, movie theaters and boats. Extremely well maintained, move-in condition.





Bret Parsons Real Estate 310.497.5832 bret@bretparsons.com bretparsons.com DRE 01418010









GREG HOLCOMB & CASSANDRA PETERSEN

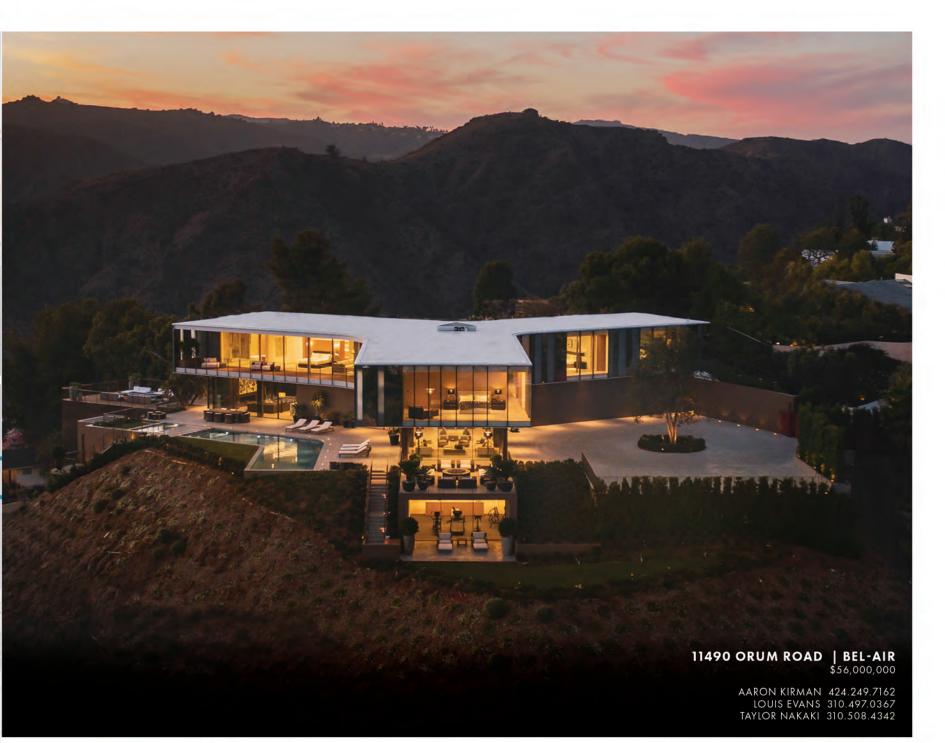
 $310.500.3925 \mid info@gregholcomb.com \mid gregholcomb.com$



AARON CIRMAN PARTNERS

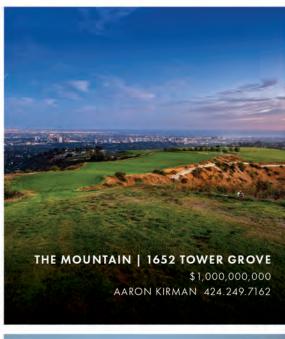


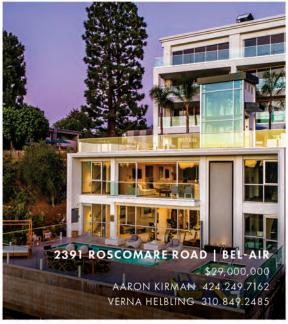


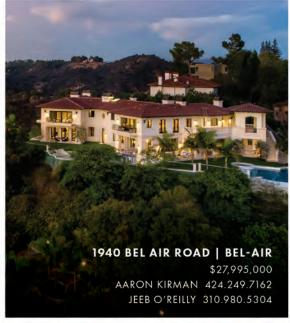




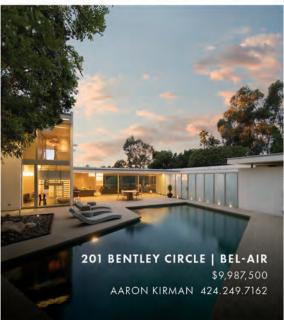


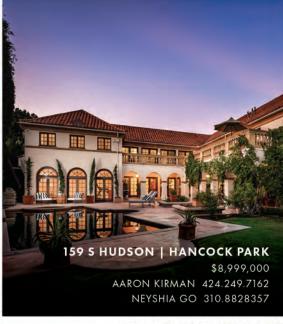


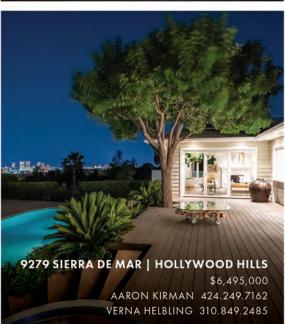










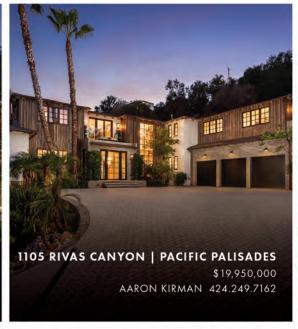


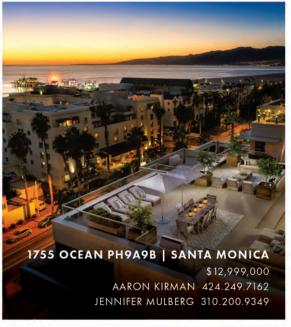




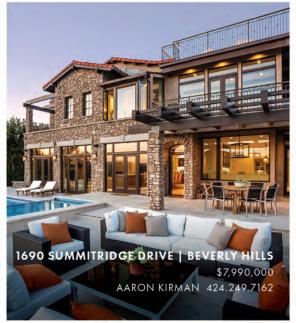


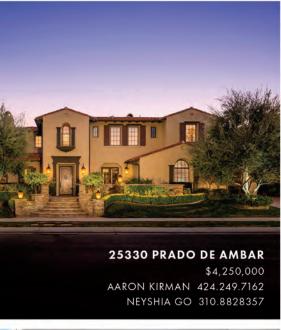


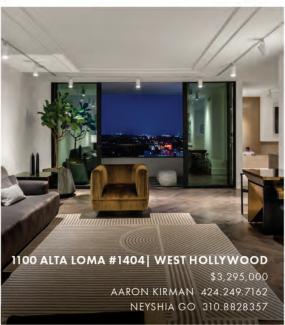


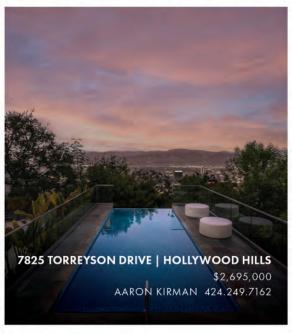














AARON (IRMAN)

ARCHITECTURAL RESIDENCE WITH BEACH LOT OWNERSHIP

23611 MALIBU COLONY ROAD | MALIBU

OFFERED AT \$10,500,000 | 5 BD | 6.5 BA | 5,326 SQ FT



OPEN WEDNESDAY JAN. 23RD | 10-12:30PM RSVP REQUIRED | EMAIL: ARI@AARONKIRMAN.COM

ARI PASSY

310.926.7078 | ARI@AARONKIRMAN.COM DRE 01993828 COMPASS

AARON KIRMAN

424 249 7162 | AARONKIRMAN.COM DRE 01296524

BRENTWOOD OFFERED AT \$4,999,000

OPEN TUESDAY 11-2PM

AARON KIRMAN

424 249 7162 | AARONKIRMAN.COM DRE 01296524

LERAN HADAR 310.435.8778 | LERAN@AARONKIRMAN.COM DRE 01978816

COMPASS



OPEN TUESDAY 11-2PM

733 NORTH CITRUS | LOS ANGELES

OFFERED AT \$2,895,000 | 4BD | 6 BA



LUKE ANDERSON
310.279.6613 | LUKE ANDERSON@AARONKIRMAN COM
DDE 01953489 COMPASS

AARON KIRMAN

424 249 7162 | AARON@AARONKIRMAN.COM DRE 01296524

AARON KIRMAN

1162 SUNSET HILLS ROAD | HOLLYWOOD HILLS

OFFERED AT \$8,998,000 | 5 BD | 6 BA | 6,343 SQ FT

OPEN TUESDAY 11-2PM

AARON KIRMAN

424 249 7162 | AARONKIRMAN.COM DRE 01296524

MICHELLE OLIVER

310 734 2653 | MICHELLE.OLIVER@ELLIMAN.COM DRE 01837352

NEYSHIA GO

310.882.8357 | NEYSHIAGO.COM DRE 01933923

COMPASS







2262 COVE AVENUE Magical Silver Lake compound

2262Cove.com Offered at \$1,999,000

Join us Tuesday from 11 am to 2pm for lunch & rosé



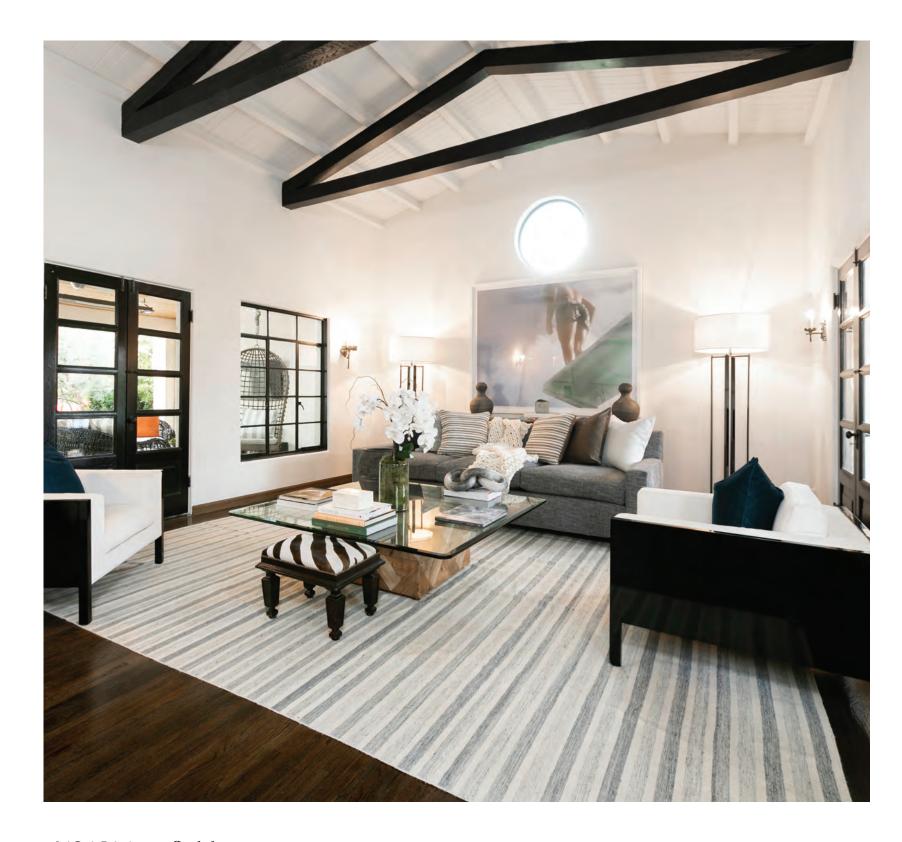
SALLY FORSTER JONES

Executive Director, Luxury Estates DRE# 00558939 310.579.2200 showings@sfjgroup.com

JOSHUA SMITH

Director, Luxury Estates DRE# 01739044 310.871.5528 joshua@sfjgroup.com





418 N Mansfield Avenue

Hancock Park \$3,165,000

4 Bed | 3.5 Bath | 3,100 Sq Ft Transitional Spanish with pool and guest house

418MansfieldAve.com



f compass

Lunch is Served!



Boni Bryant & Joe Reichling 323.854.1780 boni.bryant@compass.com DRE 01245334 | 01427385

COMPASS

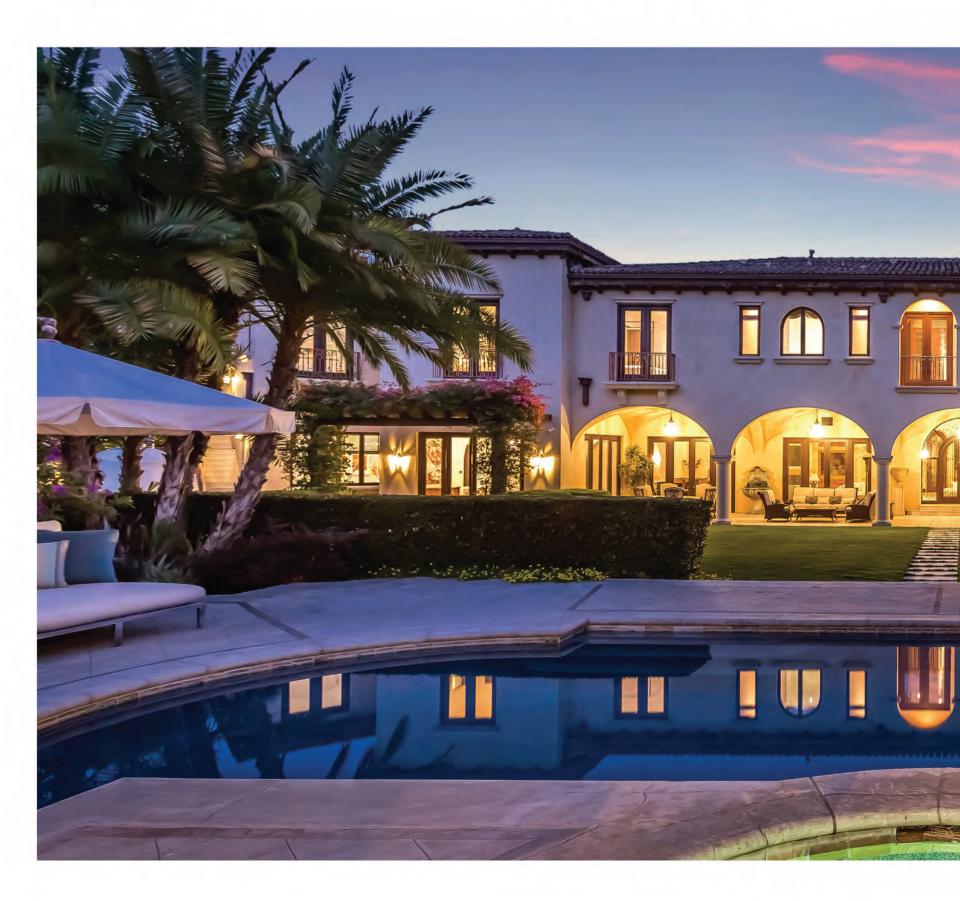
BEVERLY HILLS

44 BEVERLY PARK CIRCLE

\$29,500,000

7 BED | 13 BATH | 17,100 SQ FT

OPEN HOUSE | TUESDAY 11:00 AM - 2:00 PM RSVP MANDATORY FOR GATE EMAIL MELANIE.SAVIA@COMPASS.COM

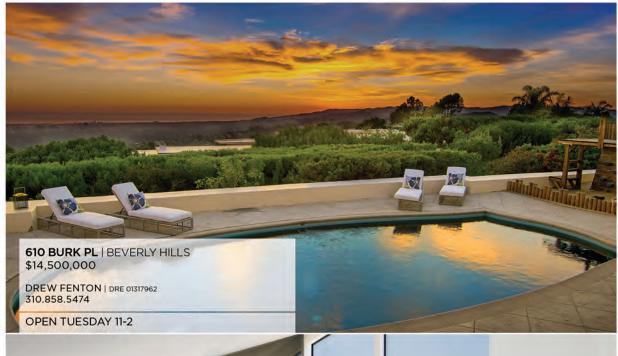


Tomer Fridman & Isidora Fridman 310.926.3777 DRE 01750717 | 01192964

@tomer.fridman thefridmangroup.com







HILTON & HYLAND









6351 LINDENHURST AVE | LOS ANGELES

CHRISTINA COLLINS | DRE 01998280 310.343.3456

OPEN TUESDAY 11-2

\$3,850,000







HILTON & HYLAND













1175 N HILLCREST RD

\$68,000,000 | 7 BD | 11 BA | APPROX. 20,000 SQ FT.

OPEN TUESDAY 11AM-2PM





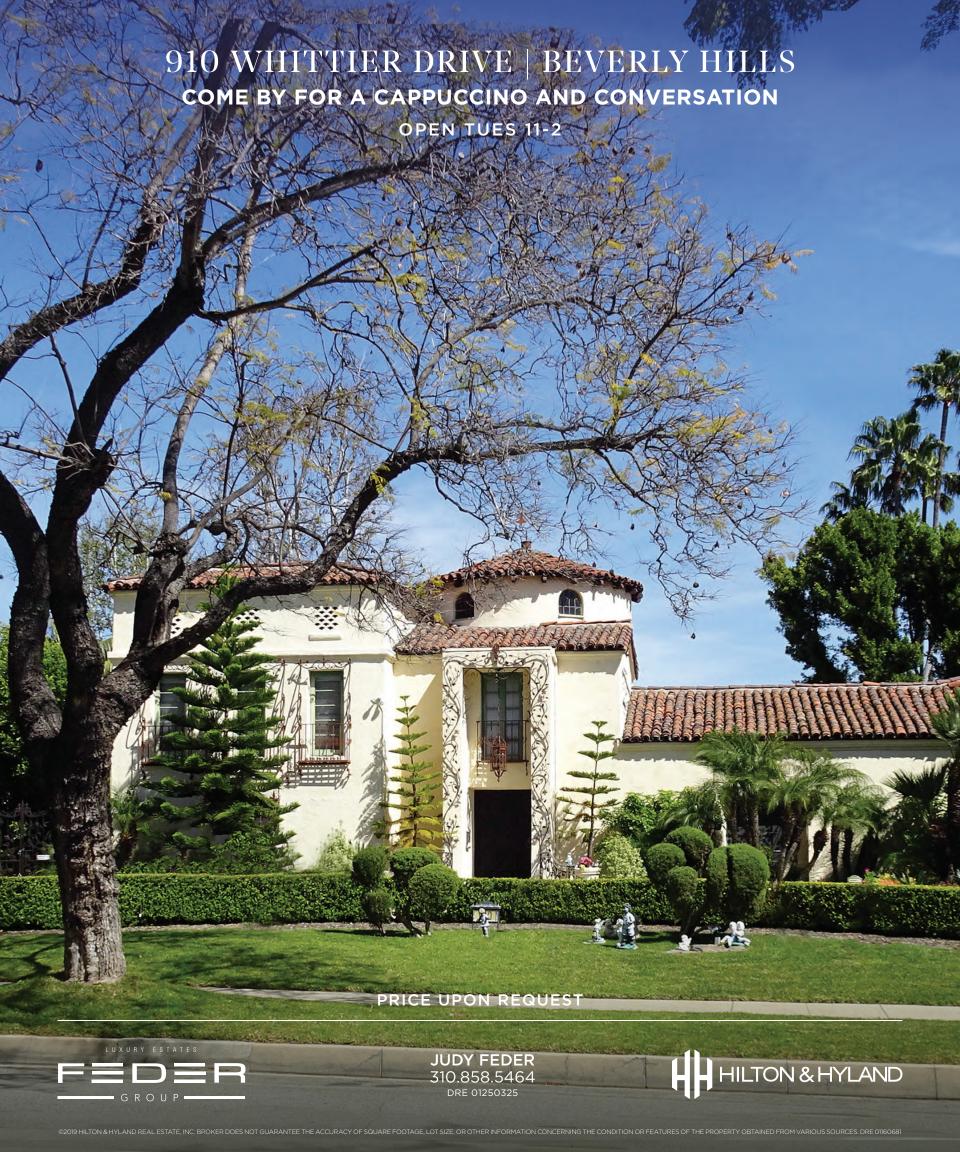
BRANDEN & RAYNI WILLIAMS

310.691.5935 DRE# 01774287 | DRE# 01496786

HH HILTON & HYLAND











10108 EMPYREAN WAY | CENTURY CITY OPEN TUESDAY 11-2 \$3,500,000

AVAILABLE FOR LEASE \$18,000 / MO





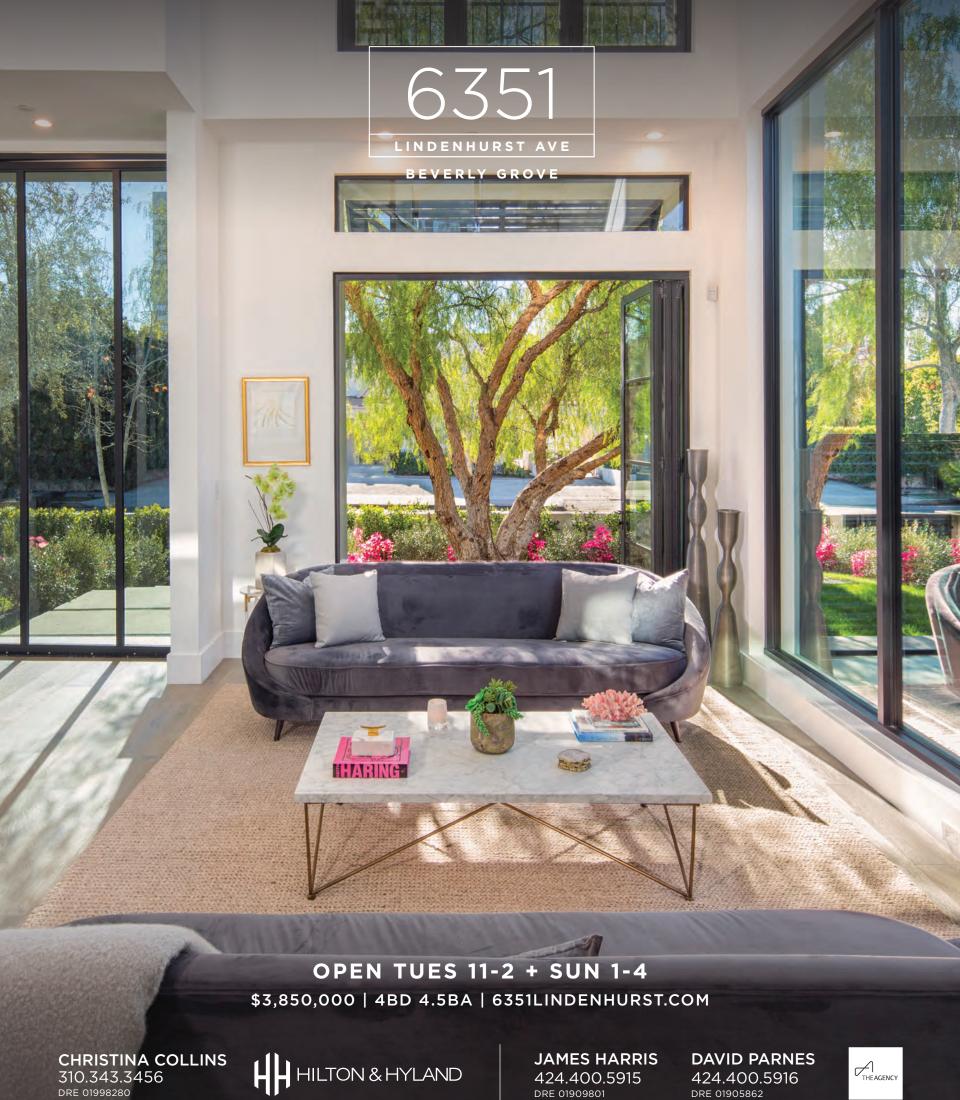




BJORN FARRUGIA 310.998.7175
DRE 01864250

ALPHONSO LASCANO 818.800.8848
DRE 01723550





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1435 TANAGER

OPEN TUESDAY 11-2 \$18,995,000

DREW FENTON 310.858.5474 DRE 01317962 JUSTIN P. HUCHEL 310.617.4824 DRE 01375793





BERKSHIRE HATHAWAY | California Properties HomeServices



\$8,000,000 | 25364 Prado de la Felicidad, Calabasas | 6BD/9BA **Marc Shevin (Co-listed) | 818.251.2456** Lic # 00559629



\$5,895,000 | 16116 Anoka Drive, Pacific Palisades | ±% acre **Melissa Ellis (Co-listed) | 310.963.9826** | Lic#01905986



\$7,995,000 | 13565 D'Este Dr, Pacific Palisades | 7BD/7½BA

Jody Fine / Monica Antola | 310.230.3770 / 310.230.3755

Lic # 01017598 / 00941825



\$4,500,000 | 70300 San Lorenzo Rd, Palm Desert | 9BD/13BA **St. James + Canter | 310.704.4248**



\$4,370,000 | 25071 Abercrombie Ln, Calabasas | 6BD/9BA **Valerie Punwar | 818.618.8291** Lic # 01491245



\$1,649,000 | 1253 S Spaulding Avenue, Beverly Center | 3BD/3BA **Kirk Hoffman | 310.890.3940** | Lic # 01755796



\$1,399,000 | 5955 Oakdale Ave, Woodland Hills | 5BD/3BA **Jamie Pearson** | **818.601.2260**

Do you know your home's value? visit bhhscalifornia.com





\$2,995,000 | 2440 Holly Drive, Hollywood Hills | 4BD/4BA Todd Marks (Co-Listed) | 310.248.6426 | Lic # 01227834



\$7,999,000 | 4230 Valley Meadow Rd, Encino | 8BD/11BA **M. Geibelson / M. Kozak | 818.606.8820 / 818.612.0204** Lic # 01078441 / 00855948



\$3,195,000 | 1806-08 El Encanto Rd, Santa Barbara | 4BD/4BA **Nancy Kogevinas | 805.450.6233** Lic # 01209514



\$2,599,000 | 1338 Comstock Ave, Westwood | 4BD/3BA **Vahn Alexander | 310.345.3378** Lic # 01962370



\$1,440,000 | 12596 Rosy Cir, Del Rey | 4BD/3½BA **Keith Endow | 310.722.2562** Lic # 00481697



\$849,000 | 6515 Debs Ave, West Hills | 4BD/3BA **Leslie Rubin | 213.760.1110** Lic # 01960269



\$1,349,000 | 3620 Sheridge Drive, Sherman Oaks | 3BD/2BA **Spitz | Cameron Group | 818.817.4284** | Lic # 00924610 / 00675971









Open Tuesday 1/22 11-2

13319 Mulholland Drive, Beverly Hills 90210

Lunch To Be Served

Hidden behind gates & down the private cobblestone driveway is Villa Soigni. This exceptional, grand European villa sits atop Mulholland Dr. with commanding views of the San Fernando Valley. On over 2/3 of an acre & apx. 7,900 sq.feet the home is distinguished by over sized rooms w/abundant natural light and 30 ft. ceilings. Stunning marble floors, exquisite moldings & an 8 ft fireplace Total sophistication & beautiful finishes including marble and wood floors, venetian plaster & more. Incredible Large redone chef's kitchen w/ brand NEW Miele appliances, white quartz island and family room open to all fresco dining and patios with lounge area INCREDIBLE VIEWS with romantic pool and spa. Upstairs are 4 ensuite bedrooms, extremely large master suite with room like walk in closet, grand remodeled bathroom, fireplace & 2 terraces complete. Main floor includes guest suite and library. Three car garage & large motor court complete this wonderful private mini estate. \$8,490,000

Listed exclusively by:



MARISA ZANUCK Licensed Real Estate Agent 271 N Canon Drive Beverly Hills, CA Mobile: 310.913.1741 marisa@nestseekers.com DRE#01232594

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GARY GLASS ESTATES



EXTRAORDINARY NEW TRADITIONAL IN BRENTWOOD

1943 MANDEVILLE CANYON ROAD

6 BEDS | 8 BATHS | OFFERED AT \$12,995,000

OPEN TUESDAY 11-2

GARY GLASS | 310.820.9343 BERKSHIRE HATHAWAY | California Properties HomeServices





ST. IVES COMPOUND

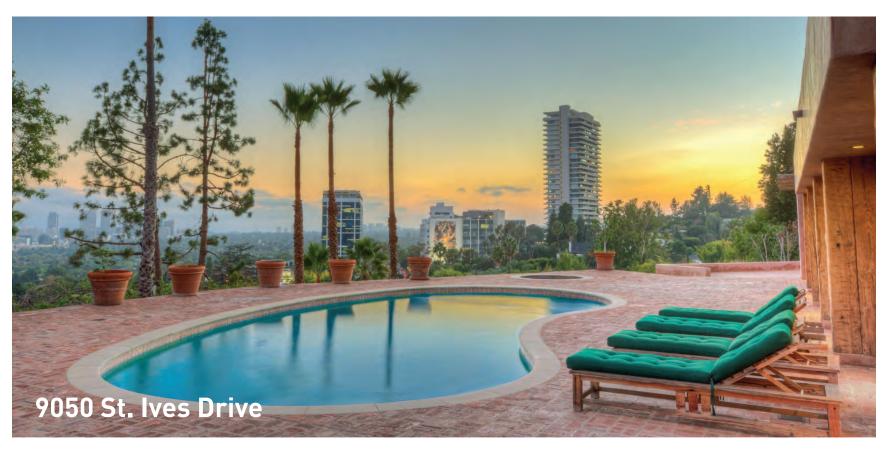
Open Tuesday 11am - 2pm

9050 St. Ives DriveOffered at \$12,995,000
44,905 sqft lot

9056 St. Ives DriveOffered at \$5,750,000
10,865 sqft lot

9060 St. Ives DriveOffered at \$3,995,000
9,151 sqft lot

Approximately 1.5 acres on 3 contiguous lots above the Sunset Strip.









1136 N DOHENY DR

Open Tuesday 11am - 2pm

3 Bed / 3 Bath | 13,615 Sq Ft Lot | Offered at \$3,850,000









BEL AIR 980 STRADELLA ROAD





his gated French Country Maison situated on approx. 2 acres offers 4 beds, 2 staff quarters, 8.5 baths, and gorgeous city views. A long private driveway framed by mature olive trees leads to a large motor court. Formal living room with views from downtown to Century City. California indoor/outdoor lifestyle with spacious dining room,

gourmet chef's kitchen & breakfast area with family room. Lovely verandas, terraces, outdoor BBQ with fireplace, fresh salt water pool and a pergola. The luxurious master suite has 2 separate baths & 2 walk-in closets. Screening room, game room, service kitchen, N/S championship Tennis Court, gym, sauna & attached 3-car garage. Offered at \$65,000 / Mo

Tennis Court Estate With City Views

Shown By Appointment Only







MYRA NOURMAND

myranourmand@nourmand.com www.myranourmand.com DRE #: 00983509

Direct: 310.888.3333 Office: 310.274.4000





10560 Wilshire Blvd #1702

Open Tues 11-2 | Catered Brunch | \$1,950,000

Explosive views from Century City to Hollywood Hills! Sophisticated and Chic, this New York Manhattan style condo has incredible finishes, three balconies and exquisite dark French Oak floors. Spacious open floor plan offers living room with fireplace, formal dining room and spacious gourmet kitchen with walk-in pantry, refrigerated wine storage and stainless steel appliances. Master suite boasts luxurious bath, walk-in closet and outdoor seating area. One of the finest buildings on the Wilshire Corridor offering full service security conference, concierge, expansive lobby, exercise room, swimming pool sauna and spa. www.10560Wilshire1702.com

MYRA NOURMAND

Direct: 310.888.3333 Office: 310.274.4000 dre#:00983509 myranourmand@nourmand.com www.myranourmand.com

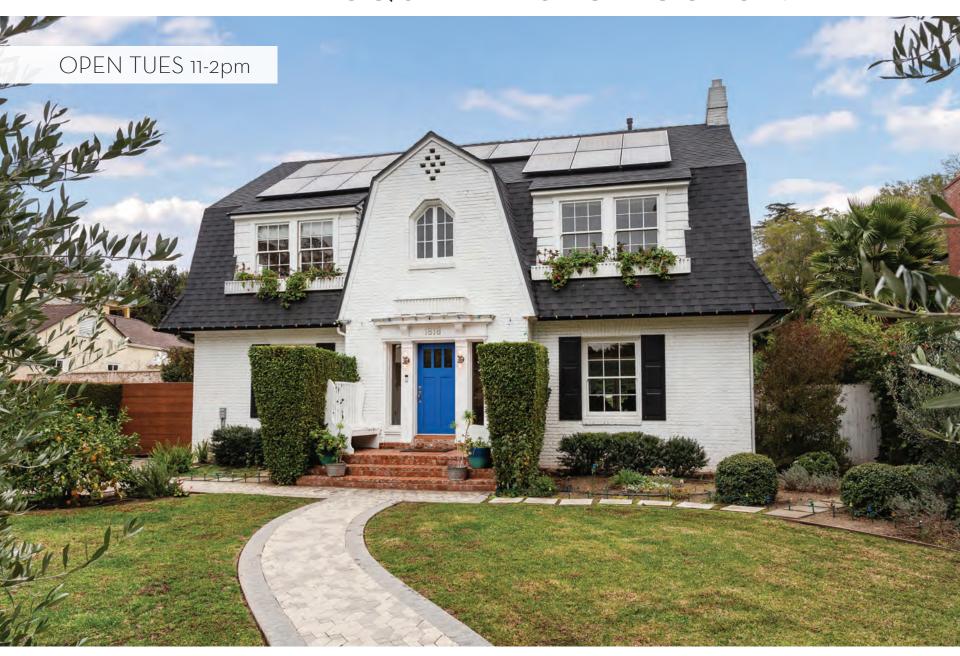




Nourmand & Associates 421 N. Beverly Dr, Ste 200 Beverly Hills, CA 90210



LA FAYETTE SQUARE DUTCH COLONIAL



1818 Wellington Rd, La Fayette Square

Completely redone Dutch Colonial in pristine, move in condition, a rare find in La Fayette Square! Architects Montgomery & Nibecker conceived this crisp, traditional exterior in 1920. Greet your guests with classic center hall entry, leading to a classic arrangement of public spaces, and easy flow among sun-washed rooms. Open concept island kitchen/formal dining room, with marble slab counters, shaker cabinets and stainless-steel marque appliances. Spacious formal living room, large family room, guest bedroom, office/study, gorgeous guest/shower bath, and mudroom entry round out the first floor. Upstairs, the master offers luxe ensuite bath and rare for this era, fitted double walk-in closets. 2 additional very large bedrooms and another sparkling, redone bath on the second floor. Third floor stairs to a bonus room, great as t.v. nook or play/craft area, and beyond, extensive attic storage. Redone hardwood floors, restored double hung wood sash windows, high end lighting, complete period hardware, automatic driveway gate and 'time of day use' electric car charger are among the many other upgrades and features. Outdoors, a fully remodeled fenced pool, grassy play yard and fully landscaped garden provides a finished, 'turn the key and live' opportunity.

Offered at: \$1,759,000 | 1818WellingtonRd.com

PETER **MAURICE** petermaurice.com 310-623-8819

TREGG **RUSTAD** treggrustad.com 310-623-8825



ANNOUNCING THE 50 | 50 BROKER PROGRAM

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Terraces At The Ambassador Gardens

Luxury Townhomes & Flats 3 to 4 Bedrooms Up to 4,430 sq. ft. From the Mid \$2 Millions







GET 50% REFERRAL FEE UPFRONT AND 50% AT CLOSE*

Terraces At The Ambassador Gardens, a collection of new luxury townhomes and flats in Pasadena, has announced a special offer to start off the new year you won't want to miss. Register your clients and make an appointment at our Sales Gallery today.

Open Daily | 866.387.6703 | agsales@etcohomes.com

2.5% Broker Referral Fee



†Broker must accompany client on first visit and complete registration form—no exceptions. *The 50l50 Broker Program, effective for new sales as of December 27, 2018, is a referral fee program that offers qualified brokers and real estate agents advance payment of 50% of the referral fee for homes at Terraces. The advance payment is payable after the earliest to occur of Seller's receipt of the buyer's written waiver of contingencies, proof of closing funds sufficient to close escrow, or loan commitment in an amount equal to or greater than the loan amount listed in the purchase agreement. The balance of the referral fee will be paid at closing. You and your prospective buyer must register with us on your buyer's first visit to Terraces, and your buyer must deliver a signed purchase agreement and all required deposits for purchase of a home at Terraces within sixty (60) days of the prospect's first visit. Seller must accept in writing Buyer's executed purchase agreement. Offer available to licensed brokers and salespersons only. Other terms and conditions apply. Full details are described in our Broker Registration and Referral Fee Agreement which is available in the Terraces Sales Gallery. Walls, windows, patios and roof terraces vary per elevation and lot location. All illustrations are artist's concepts, are not to scale and are subject to change in actual production. Square footages are approximate. Builder has the right to change square footage, plans and pricing without notice. © 2019 etco HOMES. DRE license no. 01878688.



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CANYON DAKS



Tony Robbins Peak Performance Strategy Session with Stephen Litman

Wednesday, January 30th | 11 am-2 pm

11010 Sweetwater Court, Chatsworth, CA 91311 | 818-360-6566

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Join the Toll Brothers sales team as we ignite your momentum for 2019.

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\$500,000 PRICE ADJUSTMENT -





HOLLYWOOD'S PREMIER

PENTHOUSE

with over

5,000 SQUARE FEET OF INDOOR/OUTDOOR LIVING





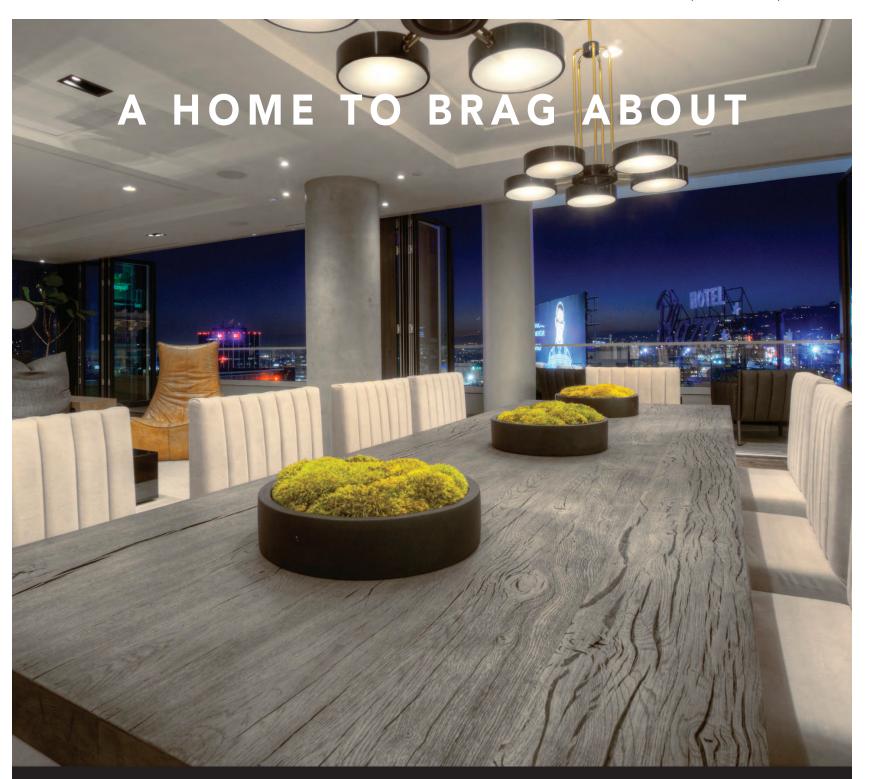
Presenting The Bower | 4% Buyer Broker Commission

Perched high above the energy of Hollywood, The Bower at The W Hollywood Penthouses combines era-specific and avant-garde refinement throughout its 4,626 SF of living space and 820 SF of outdoor space. This 3 bed / 5 bath penthouse is offered at \$7,495,000.



IS A NECESSITY THAT BEGINS WHERE NECESSITY ENDS.

- Coco Chanel



THE VISTA



Brand New Top Floor Penthouse in Los Angeles

\$7,500,000 3 Bed + Bonus Room, 4 Bath + Steam 4% Buyer Broker Commission, Includes Furnishings Only A Few Of These Striking Penthouses Remain

Yvonne Arias (310) 294-6838 YA@ThePropertyLabRE.com ThePropertyLabRE.com

6250 Hollywood Blvd, The Residences at W Hollywood PH15i

DRE# 01882489

MATTHEW PAUL CURRENT LISTINGS





11901 Kiowa Ave, Brentwood

Single Family | 2 Bed + 2 Bath **Charming Cape Cod**

602 N Gardner St, Los Angeles

Single Family | 2 Bed + 2 Bath French Modern, Completely Redone

SHOWN BY APPOINTMENT ONLY

530 N Harper Ave, Los Angeles

13031 Villosa Pl #141, Playa Vista 906 S Serrano Ave #502, Korea Town



Duplex, 5 Bed + 3 Bath Spanish Style in the heart of LA



Townhouse style, 2 Bed + 2.5 Bath Condo, Quiet 2-car side x side



Condo, 3 Bed + 2 Bath, Built in 2005 14 units. Low HOAs



MATTHEW PAUL

REALTOR® 310.499.3579 matthewtpaul@gmail.com www.MattPaulRealEstate.com DRE #01394372



Rodeo Realty DRE #00951359





Experience luxury living at the EVO in DTLA. Spacious, sun-kissed, open concept penthouse w/ high ceilings, spa like bathrooms, and unparalleled views. The epitome of 5 star living.

Offered At:

Offered At: 2,100,000



THE SUNSET TEAM













746 NORTH MANSFIELD AVE. HOLLYWOOD | 3 BEDS | 4 BATHS | 2,460 SQ. FT. | 6,000 SQ. FT. LOT

2 car garage has the potential to be converted to an ADU, guest house, mother in law's quarters or rental unit bringing total sq. footage to approx. 2700 sq. ft.

JUST LISTED: \$2,350,000

ALEX LOMBARDO MINA AZAMI

DRE 01405043 DRE 01234576

INFO@THESUNSETTEAM.COM THESUNSETTEAM.COM

310-274-3900











New Modern Home in the Beverly Grove Area!

Just Listed: 8138 W 4th Street | Los Angeles | CA 90048

\$4,295,000

Quintessential ultra modern home in prime Beverly Grove area. This brand new 5 bedroom 5.5 bath home is refined and balanced with every detail from concept to completion. Indulge into this paradise by walking the entry hallway that will lead to a wide open floor plan. The spacious kitchen allows for great entertaining, being equipped with professional appliances, and open to the dining area as well as the outdoor area on the patio. The attractive pocket doors create a seamless indoor/outdoor living space, popular with today's LA luxury lifestyle. Generous use of wide-plank oak flooring and designer tiles are just some of the luxury finishes this house entails. Other features such as a wine display, Control 4, CCTV, a pool/spa are also included. The solar system equipped with state of the art LG solar panels and a "cool roof" make this home one of the most energy efficient home on the market. Lastly, this home features a spacious rooftop deck with view of Hollywood Sign & the Hollywood Hills.

ARISTIDE BUHOIU

BROKER, REALTOR®

DRE LIC. 01322666

C 818.445.4663

E aristide@royalestateproperties.com

W www.royalestateproperties.com



ROYAL ESTATE PROPERTIES

DRE LIC. 01930627

This is not intended as a solicitation if your property is currently listed. Royal Estate Properties a division of Circle Investment Group, Inc. does not guarantee the accuracy of the square footage, lot size or other information concerning the property provided by the seller or obtained from public records or other sources.

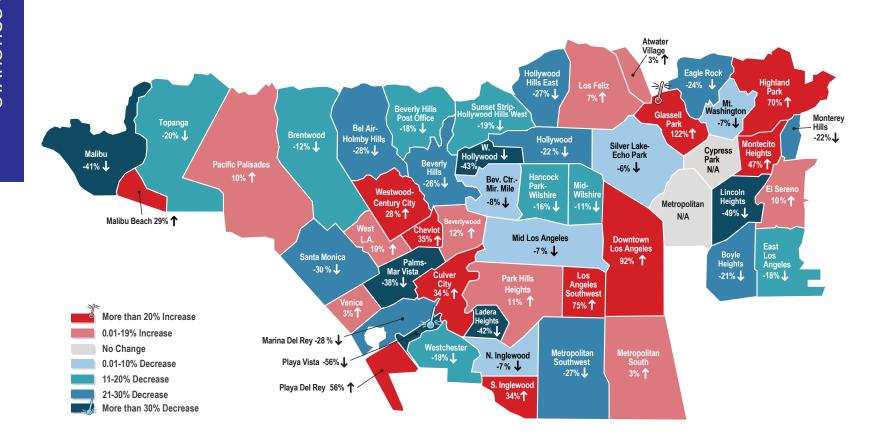




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MARKET CLIMATE MAP

SINGLE FAMILY HOMES - SALES VOLUME 4th Quarter 2018 vs. 2017 for The MLS™ Primary Areas



SINGLE-FAMILY HO	MES - SALES	VOLUME	& # OF SOLD	LISTINGS	
AREA	Q4 - 2018 SALES VOLUME	Q4 - 2018 # SOLD LISTINGS	Q4 - 2017 SALES VOLUME	Q4 - 2017 # SOLD LISTINGS	% CHANGE
GLASSELL PARK	\$26,763,800	28	\$12,019,500	15	122%
DOWNTOWN L.A.	\$5,387,791	13	\$2,794,000	6	92%
LOS ANGELES SOUTHWEST	\$10,436,000	20	\$5,956,500	14	75%
HIGHLAND PARK	\$33,066,450	37	\$19,380,884	25	70%
PLAYA DEL REY	\$8,959,130	5 3	\$5,725,775	4	56%
MONTECITO HEIGHTS	\$2,935,00		\$1,992,500	3	47%
CHEVIOT HILLS - RANCHO PARK	38,290,000	11	\$28,214,530	13	35%
CULVER CITY	\$70,059,941	52	\$52,195,155	42	34%
INGLEWOOD SOUTH	\$4,841,200	8	\$3,601,000	7	34%
MALIBU BEACH	\$88,611,000	12	\$68,300,000	7	29%
WESTWOOD - CENTURY CITY	\$102,716,688	41	\$80,178,833	34	28%
WEST L.A.	\$37,209,248	23	\$31,118,829	20	19%
BEVERLYWOOD VICINITY	\$69,751,545	36	\$61,927,875	33	12%
PARKS - HILLS - HEIGHTS	\$54,353,744	66	\$48,553,550	68	11%
PACIFIC PALISADES	\$236,377,300	57	\$213,056,573	53	10%
EL SERENO	\$5,004,000	8	\$4,528,000	8	10%
LOS FELIZ	\$87,413,316	40	\$81,336,710	39	7%
VENICE	\$101,041,168	46	\$97,760,025	45	3%
METROPOLITAN SOUTH	\$6,354,500	18	\$6,166,000	19	3%
ATWATER VILLAGE	\$13,302,275	12	\$12,832,305	15	3%
CYPRESS PARK	\$0	0	\$0	0	0%

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SINGLE-FAMILY HOMES - SALES VOLUME & # OF SOLD LISTINGS						
AREA	Q4 - 2018 SALES VOLUME	Q4 - 2018 # SOLD LISTINGS	Q4 - 2017 SALES VOLUME	Q4 - 2017 #SOLD LISTINGS	% CHANGE	
METROPOLITAN	\$0	0	\$0	0	0%	
SILVER LAKE - ECHO PARK	\$84,827,262	66	\$89,954,200	72	-6%	
MID LOS ANGELES	\$47,984,870	50	\$51,225,600	57	-7%	
MOUNT WASHINGTON	\$26,281,655	28	\$28,011,680	28	-7%	
INGLEWOOD NORTH	\$8,309,000	13	\$8,930,000	15	-7%	
BEVERLY CENTER-MIRACLE MILE	\$70,047,058	35	\$75,520,794	41	-8%	
MID-WILSHIRE	\$9,375,000	8	\$10,417,700	11	-11%	
BRENTWOOD	\$219,733,866	46	\$248,465,613	56	-12%	
HANCOCK PARK - WILSHIRE	\$112,789,539	53	\$133,016,721	57	-16%	
BEVERLY HILLS POST OFFICE	\$120,807,800	28	\$146,227,387	31	-18%	
WESTCHESTER	\$79,505,630	60	\$96,638,480	70	-18%	
EAST LOS ANGELES	\$2,693,250	6	\$3,251,000	7	-18%	
SUNSET STRIP - HOLLYWOOD HILLS WEST		70	\$251,774,265	99	-19%	
TOPANGA	\$15,753,000	14	\$19,636,500	19	-20%	
BOYLE HEIGHTS	\$1,599,250	4	\$2,018,000	4	-21%	
HOLLYWOOD	\$15,923,350	15	\$20,244,000	18	-22%	
MONTEREY HILLS	\$1,110,000	1	\$1,418,000	2	-22%	
EAGLE ROCK	\$24,449,911	23	\$31,919,585	33	-24%	
BEVERLY HILLS	\$168,442,600	25	\$226,658,455	28	-26%	
HOLLYWOOD HILLS EAST	\$40,583,250	24	\$55,235,710	33	-27%	
METROPOLITAN SOUTHWEST	\$11,562,500	26	\$15,820,888	37	-27%	
BEL AIR - HOLMBY HILLS	\$160,222,272	33	\$221,471,391	42	-28%	
MARINA DEL REY	\$36,077,850	19	\$49,894,250	22	-28%	
SANTA MONICA	\$130,538,127	29	\$186,033,357	51	-30%	
PALMS - MAR VISTA	\$83,057,000	53	\$133,311,070	80	-38%	
MALIBU	\$70,237,744	19	\$117,121,320	39	-41%	
LADERA HEIGHTS	\$11,286,815	11	\$19,286,400	16	-42%	
WEST HOLLYWOOD VICINITY	\$37,964,800	18	\$66,134,375	31	-43%	
LINCOLN HEIGHTS	\$1,000,000	2	\$1,946,000	3	-49%	
PLAYA VISTA	\$7,315,000	3	\$16,465,098	7	-56%	



MARKET CLIMATE MAP

0.01-10% Decrease

11-20% Decrease

21-30% Decrease More than 30% Decrease

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CONDOS & CO-OPS - SALES VOLUME 4th Quarter 2018 vs. 2017 for The MLS™ Primary Areas

0%

0%

AREA

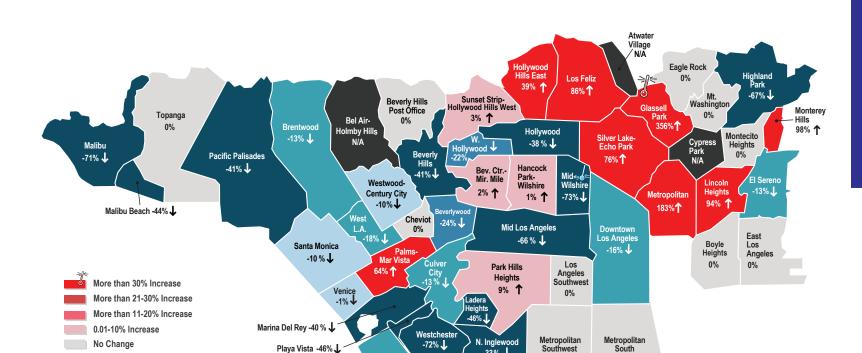
0%

CONDOS & CO-OPS - SALES VOLUME & # OF SOLD LISTINGS

Q4 - 2017

% CHANGE

Q4 - 2018 SALES VOLUME



CONDOS & CO-OPS - SALES VOLUME & # OF SOLD LISTINGS						
AREA	Q4 - 2018 SALES VOLUME	Q4 - 2018 #SOLD LISTINGS	Q4 - 2017 SALES VOLUME	Q4 - 2017 # SOLD LISTINGS	% CHANGE	
GLASSELL PARK	\$3,515,676.00	5	\$770,000.00	1	356%	
METROPOLITAN	\$2,915,000.00	3	\$1,030,000.00	2	183%	
MONTEREY HILLS	\$1,919,000.00	3 3 2 4	\$965,000.00	2	98%	
LINCOLN HEIGHTS	\$885,000.00	2	\$455,000.00	1	94%	
LOS FELIZ	\$3,608,000.00		\$1,938,000.00	3	86%	
SILVER LAKE - ECHO PARK	\$14,583,671.00	21	\$8,255,000.00	11	76%	
PALMS - MAR VISTA	\$16,350,500.00	23	\$9,930,500.00	17	64%	
HOLLYWOOD HILLS EAST	\$4,479,900.00	7	\$3,201,000.00	4	39%	
PARKS - HILLS - HEIGHTS	\$5,546,000.00	12	\$5,078,940.00	13	9%	
SUNSET STRIP - HOLLYWOOD HILLS WEST	\$16,273,000.00	17	\$15,660,650.00	21	3%	
BEVERLY CENTER-MIRACLE MILE	\$20,850,801.00	23	\$20,349,375.00	25	2%	
HANCOCK PARK-WILSHIRE	\$26,604,888.00	34	\$26,319,600.00	37	1%	
BEVERLY HILLS POST OFFICE	\$0	0	\$0	0	0%	
CHEVIOT HILLS - RANCHO PARK	\$0	0	\$0	0	0%	
TOPANGA	\$0	0	\$0	0	0%	
LOS ANGELES SOUTHWEST	\$0	0	\$0	0	0%	
METROPOLITAN SOUTHWEST	\$0	0	\$0	0	0%	
METROPOLITAN SOUTH	\$0	0	\$0	0	0%	
EAGLE ROCK	\$0	0	\$0	0	0%	
BOYLE HEIGHTS	\$0	0	\$0	0	0%	
MOUNT WASHINGTON	\$0	0	\$0	0	0%	

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Playa Del Rey -17%

Q4 - 2018 # SOLD LISTINGS Q4 - 2017 # SOLD LISTINGS EAST LOS ANGELES \$0 \$0 INGLEWOOD SOUTH MONTECITO HEIGHTS 0% 0% -1% -10% \$0 \$0 \$0 0 \$0 \$11,902,999.00 \$106,477,221.00 VENICE SANTA MONICA 8 75 \$12,051,000.00 86 \$119.286.843.00 WESTWOOD - CENTURY CITY BRENTWOOD \$125,608,138.00 140,628,186.00 101 -10% 34 37 \$35.811.733.00 \$41,364,075,00 43 38 -13% -13% -13% -16% -17% -22% -24% -33% -40% -41% -41% -46% -66% -67% -71% **CULVER CITY** \$22,282,700.00 \$25,833,600.00 FL SERENO \$335,000,00 \$389,000.00 \$61,435,397.00 1 81 DOWNTOWN L \$51,191,500.00 63 21 29 66 9 11 18 PLAYA DEL REY \$13.586.399.00 \$16 397 955 00 20 38 87 11 20 26 82 19 33 5 30 2 3 WEST L.A.
WEST HOLLYWOOD VICINITY \$25,562,500.00 \$31,531,888.00 \$58,484,223,00 \$75,614,473.00 \$8,933,000.00 BEVERLYWOOD VICINITY \$6,739,500.00 INGLEWOOD NORTH HOLLYWOOD \$5,117,660.00 \$12,429,000.00 \$7,739,900.00 \$20,342,402.00 MARINA DEL REY PACIFIC PALISADES \$49,716,776.00 \$12,315,000.00 49 10 \$83,136,589.00 \$20,985,300,00 BEVERLY HILLS MALIBU BEACH \$27,466,000.00 \$4,587,500.00 \$46,951,582.00 \$8,293,900,00 PLAYA VISTA LADERA HEIGHTS \$18,211,968.00 \$34,037,000.00 \$610,000.00 \$1,149,400.00 \$2,939,000.00 MID LOS ANGELES \$997,000.00 HIGHLAND PARK \$550,000,00 \$1,689,000.00 4 13 MALIBU \$4,602,330.00 \$1,057,000.00 \$15,922,000.00 WESTCHESTER -72% -73% N/A N/A N/A \$3 884 000 00 6 66 MID-WILSHIRE \$10,954,500.00 21 \$41,742,450.00 ATWATER VILLAGE \$535,000.00 \$2,351,081.00 CYPRESS PARK **BEL AIR - HOLMBY HILLS**

\$1,613,000.00









10430 Scenario Lane, Los Angeles, CA

MOTIVATED. MUST SELL. SUBMIT ALL OFFERS. Nestled in a cul-de-sac off Beverly Glen Canyon. Unique ultra-bright 3 story retreat features open living room and island-kitchen areas with dramatic vaulted ceilings, stone fireplace, natural and recessed lighting, and wood floors. Lovely master bedroom has expanded closet space and full bath with double rain head shower. Step out to the spacious outdoor wooden deck with tree-top vistas, spa, and outside dry bar surrounded by lush green forestry, perfect for entertaining. The 2nd floor features one additional bedroom with a walk-in closet, plus an office/den which can be converted to a bedroom, a full bathroom, and a separate laundry room. Walk down to the first level and you'll find a 2-car garage and a quiet street off the bustling Blvd. that cuts across from Sunset to Mulholland. Proximity the nature trails and the Stone Canyon Reservoir and close to the Glen Centre, which houses the iconic Vibrato Grill Jazz, Glen Market. Located within the prestigious Roscomare School District.

Property is vacant and can be shown 24/7. Has Supra lock box and combo (call Agent for #). Sale Subject to Court Confirmation. Callagent for details.

PHIL SEYMOUR

www.10430scenario.com



