

— \$500,000 PRICE ADJUSTMENT —



HOLLYWOOD'S PREMIER  
**PENTHOUSE**  
— with over —  
5,000 SQUARE FEET  
OF INDOOR/OUTDOOR LIVING



DRE #01404511

**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.

  
**LUXURY**  
IS A NECESSITY THAT BEGINS  
WHERE NECESSITY ENDS.  
- Coco Chanel

COMPASS  THE NARTEY GROUP

Kofi Narthey • 310.849.5634 • Kofi@TheNarteyGroup.com • TheBowerHollywood.com



# A HOME TO BRAG ABOUT



## 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

6250 Hollywood Blvd, The Residences at W Hollywood PH15i

**Yvonne Arias**  
**(310) 294-6838**

**YA@ThePropertyLabRE.com**  
**ThePropertyLabRE.com**

DRE# 01882489





OPEN TUESDAY 11-2

**1365 SHADYBROOK DR | BEVERLY HILLS \$9,995,000**

BJORN FARRUGIA | DRE 01864250, RICK HILTON | DRE 00904327  
310.998.7175



OPEN TUESDAY 11-2

**16805 OAK VIEW DR | ENCINO \$9,750,000**

GARY GOLD | DRE 00813554  
310.858.5411



OPEN TUESDAY 12-2

**1281 LOMA VISTA DR | BEVERLY HILLS \$9,299,000**

MONTY BEISEL | DRE 01940414, DUSTIN CUMMING | DRE 01892978  
310.944.4430



OPEN TUESDAY 11-2

**9577 LIME ORCHARD RD | BEVERLY HILLS \$7,950,000**

BRETT LAWYER | DRE 00897489  
310.858.5402



OPEN TUESDAY 11-2

**136 S WESTGATE AVE | BRENTWOOD \$6,795,000**

SUSAN PERRYMAN | DRE 01878839  
310.691.5924



OPEN TUESDAY 11-2

**515 N ARDEN DR | BEVERLY HILLS \$5,490,000**

LINDA MAY | DRE 00475038, GUY LEVY | DRE 01374536  
310.492.0735





**1117 SUTTON WAY | BEVERLY HILLS \$11,500,000**  
DREW FENTON | DRE 01317962, JUSTIN HUCHEL | DRE 01375793  
310.858.5474



**722 ALPINE DR | BEVERLY HILLS \$9,995,000**  
BRANDEN WILLIAMS | DRE 01774287, RAYNI WILLIAMS | DRE 01496786  
310.691.5935



[HILTONHYLAND.COM](https://hiltonhyland.com)



**9360 READCREST DR | BEVERLY HILLS \$9,995,000**  
DAVID YOCUM | DRE 01375515  
310.560.6164





OPEN TUESDAY 11-2

**2760 NICHOLS CANYON RD | HOLLYWOOD HILLS \$4,800,000**

BRANDEN WILLIAMS | DRE 01774287, RAYNI WILLIAMS | DRE 01496786  
310.691.5935



BY APPOINTMENT ONLY

**454 STASSI LN | PACIFIC PALISADES \$3,599,000**

ALPHONSO LASCANO | DRE 01723550, BJORN FARRUGIA | DRE 01864250  
424.253.5489



BY APPOINTMENT ONLY

**10108 EMPYREAN WAY #304 | CENTURY CITY \$3,500,000**

SUSAN SMITH | DRE 01187140  
310.492.0733



OPEN TUESDAY 11-2

**3015 DEEP CANYON DR | BEVERLY HILLS \$3,299,000**

DAVID KONHEIM | DRE 01940414, DUSTIN CUMMING | DRE 01892978  
310.944.4430



BY APPOINTMENT ONLY

**3034 ELVIDO DR | BRENTWOOD \$3,200,000**

MARCIE HARTLEY | DRE 01358268  
310.691.5950



OPEN TUESDAY 11-2

**10724 WILSHIRE BLVD #905 | WILSHIRE CORRIDOR \$1,449,000**

DAVID KRAMER | DRE 00996960  
310.691.2400





OPEN TUESDAY 11-2

**248 N GLENROY AVE | BEL-AIR \$9,995,000**

DREW FENTON | DRE 01317962  
310.858.5474



OPEN TUESDAY 11-2

**500 N BRISTOL AVE | BRENTWOOD \$6,685,000**

MICK PARTRIDGE | DRE 02015130, JUSTIN ALEXANDER | DRE 01733939  
310.990.6425



HILTONHYLAND.COM



BY APPOINTMENT ONLY

**8461 CARLTON WAY | SUNSET STRIP \$3,999,000**

DENISE MORENO | DRE 01928051, GORDON MACGEACHY | DRE 01312979  
310.273.3311





**JUDY FEDER**  
310.858.5464  
DRE 01250325

**BRANDEN WILLIAMS**  
310.691.5935  
DRE 01774287

**JEFF HYLAND**  
310.278.3311  
DRE 00389584

**RAYNI WILLIAMS**  
310.691.5935  
DRE 01496786





822  
SARBONNE

BEL AIR

BY APPOINTMENT ONLY  
\$88,000,000

HH HILTON & HYLAND





722 ALPINE DRIVE

\$9,995,000 | 5 BD | 5 BA

OPEN TUESDAY 11AM-2PM



ROBBY SUTTON | BRANDEN & RAYNI WILLIAMS

310.691.5935 | DRE# 1079743 | DRE# 01774287 | DRE# 01496786







10701 BELLAGIO ROAD

\$59,995,000 | 8 BD | 12 BA | APPROX. 27,000 SQ FT

OPEN TUESDAY 11AM-2PM



BRANDEN & RAYNI WILLIAMS

310.691.5935 DRE# 01774287 | DRE# 01496786







# VILLA FIRENZE

## BEVERLY PARK

\$165,000,000 | *By Appointment Only*

**RICK HILTON**  
310.278.3311  
DRE 00904327

**JEFF HYLAND**  
310.278.3311  
DRE 00389584

**HH HILTON & HYLAND**



1365 SHADYBROOK DR | BEVERLY HILLS

OPEN TUESDAY 11-2 | \$9,995,000



NEW LISTING

APPROX 7,402 SQFT | APPROX 18,613 SQFT LOT | 7BED+9BATH



**RICK HILTON**  
310.278.3311  
DRE 00904327

**BJORN FARRUGIA**  
310.998.7175  
DRE 01864250

**HH HILTON & HYLAND**



# BEVERLY HILLS FLATS SPANISH ESTATE

NEWLY PRICED | \$5,490,000

OPEN TUESDAY 11-2



515 N ARDEN DRIVE | BEVERLY HILLS

[515ArdenDr.com](http://515ArdenDr.com)

LINDA MAY  
[Linda@LindaMay.com](mailto:Linda@LindaMay.com)  
310.492.0735  
DRE 00475038

GUY LEVY  
[Guy@LindaMay.com](mailto:Guy@LindaMay.com)  
310.710.6766  
DRE 01374536

LINDA MAY  
PROPERTIES

HH HILTON & HYLAND



# BEVERLY HILLS MEDITERRANEAN VILLA

NEWLY PRICED | \$11,900,000

OPEN TUESDAY 11-2

901 N ROXBURY DRIVE | BEVERLY HILLS (N. of SUNSET)

[901NRoxbury.com](http://901NRoxbury.com)

LINDA MAY  
[Linda@LindaMay.com](mailto:Linda@LindaMay.com)  
310.492.0735  
DRE 00475038

LINDA MAY  
PROPERTIES

HH HILTON & HYLAND









136 SOUTH WESTGATE  
BRENTWOOD

OPEN TUESDAY 11-2  
\$6,795,000





*Judy Feder*  
JUDY FEDER  
310.858.5464  
DRE 01250325

HH HILTON & HYLAND





1647

MANDEVILLE CYN RD

\$18,995,000

OPEN TUES 11-2 | 5BD 6BA





GARY GOLD  
310.858.5411  
DRE 00813554



HILTON & HYLAND

KIMBERLY FRANKEL  
818.438.6992  
DRE 01960799

ENGEL & VÖLKERS®





**16805 OAK VIEW DR | ENCINO**

**\$9,750,000, \$40K/MO Unfurnished \$45K/MO Furnished**

**OPEN TUES 11-2 | 5BD 7BA**



10724 WILSHIRE BLVD #905 | WESTWOOD

OPEN TUES 11-2 | 2BD 3BA | \$1,449,000



DAVID KRAMER  
310.691.2400  
DRE 00996960

DKG

HH HILTON & HYLAND

BRANDON ASHERIAN  
310.650.1102  
DRE 01986559



500 NORTH BRISTOL AVE | BRENTWOOD PARK

NEW LISTING | 4BD 4BA | \$6,685,000

OPEN  
TUE 11-2



**MICK PARTRIDGE**  
310.990.6425  
MICK@HILTONHYLAND.COM  
DRE 02015130

**JUSTIN ALEXANDER**  
970.710.1665  
JMA@HILTONHYLAND.COM  
DRE 01733939

ALEXANDER  
PARTRIDGE

**HH HILTON & HYLAND**







A RARE OPPORTUNITY  
OVER 1.43 ACRES IN PRIME LOWER BEL AIR



248 N GLENROY AVE, BEL AIR

OPEN TUESDAY 11-2

\$9,995,000



**DREW FENTON**  
310.858.5474  
DRE 01317962



**DAVID PARNES**  
424.400.5916  
DRE 01905862

**JAMES HARRIS**  
424.400.5915  
DRE 01909801







# A WORLD APART



1117 SUTTON WAY, BEVERLY HILLS

OPEN TUESDAY 11-2

\$11,500,000

VALET PARKING PROVIDED

**DREW FENTON**

310.858.5474

DRE 01317962

**JUSTIN P. HUCHEL**

310.617.4824

DRE 01375793



YOU ARE INVITED TO AN  
EXCLUSIVE BROKER EVENT AT  
CANYON OAKS



**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**

Start the new year with the tools you need to achieve your goals!

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

**Priced from the \$1.3 millions | \$50,000 Agent Commission**  
**4,000-5,600 sq. ft. Homes on approx. 20,000+ sq. ft. Home Sites**

  
CANYON OAKS





**816 GLENMERE WAY**  
BRENTWOOD | \$11,995,000

**BILLY ROSE**  
BROSE@THEAGENCYRE.COM  
424.230.3702  
LIC. # 01302611

**OPEN TUESDAY 11-2PM | NEW LISTING**  
6 BEDS | 7.5 BATHS | 8,059 SQ. FT. | 16,867 SQ. FT. LOT





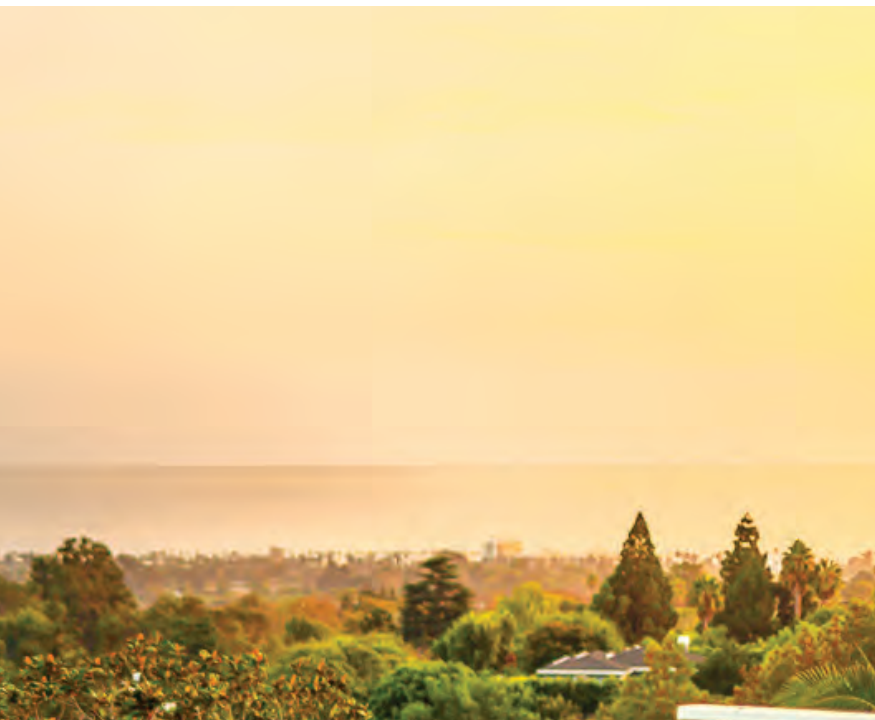
**1644 CASALE ROAD**

PACIFIC PALISADES | \$6,995,000

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

4 BEDS | 6 BATHS | 4,359 SQ. FT. | 16,819 SQ. FT. LOT





### *Beautiful Traditional Home in Palisades Riviera*

Upon entering 1644 Casale, one is struck by breathtaking views of the Pacific Ocean and a sweeping 180-degree, panoramic landscape stretching from Downtown Los Angeles to Santa Monica. This beautiful light-filled, four-bedroom home includes a game room and garden oasis with lofty trees presenting the perfect indoor-outdoor lifestyle. Located in the exclusive Upper Riviera section of Pacific Palisades and surrounded by celebrity-owned estates.



**SANTIAGO ARANA**  
SANTIAGO@THEAGENCYRE.COM  
310.926.9808  
LIC. # 01492489



**BJORN FARRUGIA**  
BJORN@BJORNFARRUGIA.COM  
310.998.7175  
LIC. # 01864250





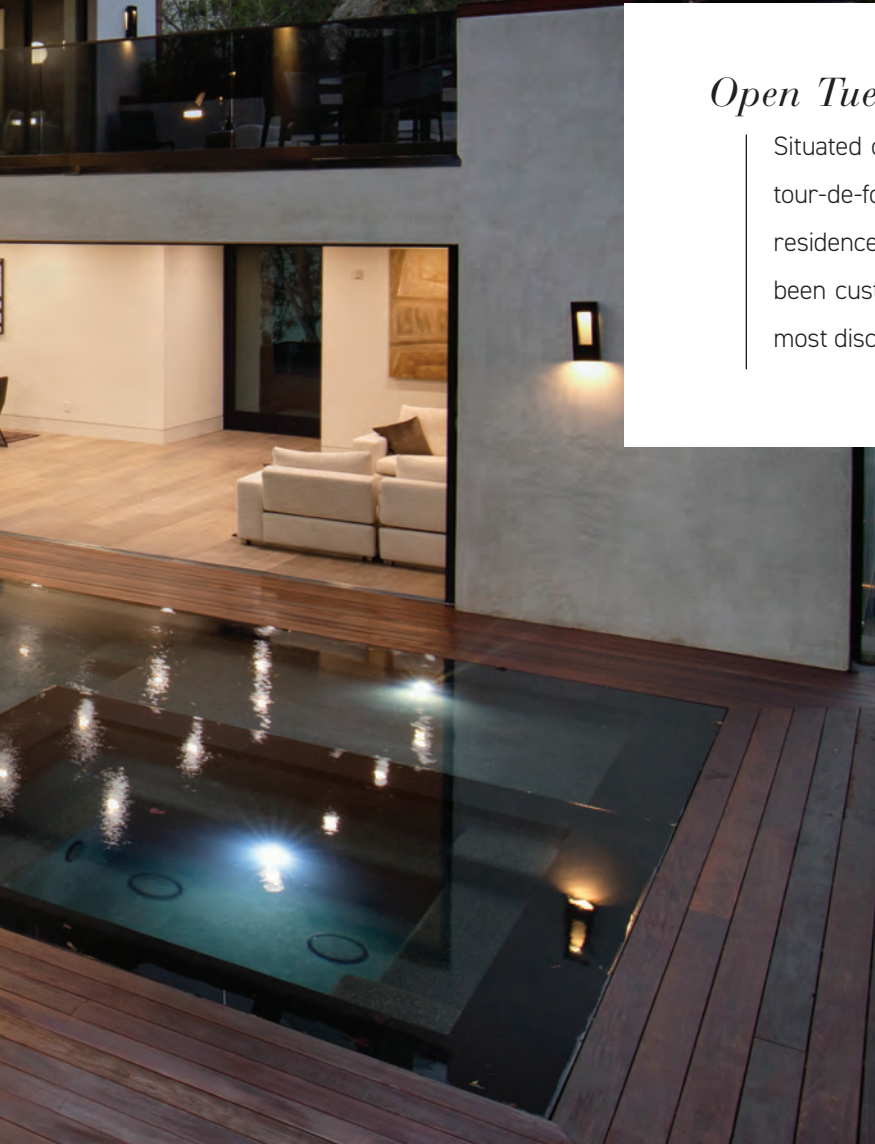
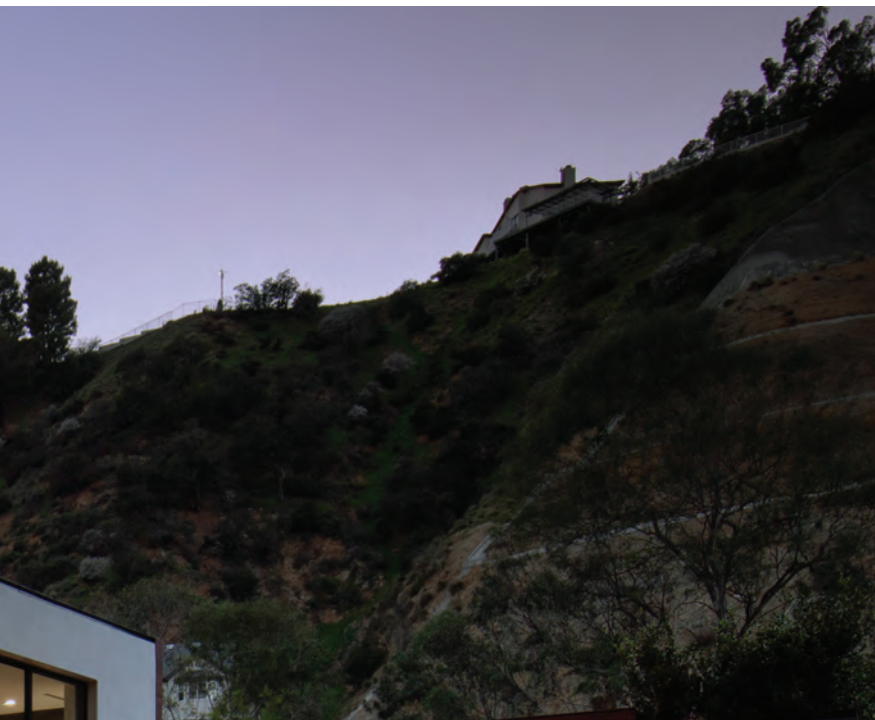
**1816 LAUREL CANYON BLVD.**

SUNSET STRIP | \$5,250,000

NEW LISTING

5 BEDS | 6 BATHS | 5,960 SQ. FT. | 12,400 SQ. FT. LOT





## *Open Tuesday 11-2pm - Valet Provided*

Situated only moments from the Sunset Strip, this architectural, modern home is a tour-de-force in nearly 6,000 square feet. Completed in 2019, this newly-constructed residence stands tall and sits far back from the adjacent road to Laurel Canyon. It has been custom-designed and built to exacting specifications, crafted to excite with the most discerning of details, palette, and surfaces.

### **BEN BELACK**

BBELACK@THEAGENCYRE.COM  
424.233.0922  
LIC. # 01900787

### **AARON KIRMAN**

AARON@AARONKIRMAN.COM  
310.994.9512  
LIC. # 01296524

### **LERAN HADAR**

LERAN@AARONKIRMAN.COM  
310.435.8778  
LIC. #01978816





**8971 SHOREHAM DRIVE**  
SUNSET STRIP | \$6,995,000

**OPEN TUESDAY 11-2 PM | NEW LISTING**  
4 BEDS | 7 BATHS | 6,032 SQ. FT.

**BLAIR CHANG**

BCHANG@THEAGENCYRE.COM  
424.230.3703  
LIC. # 01248419

**MEIR KROLL**

MEIR@THEAGENCYRE.COM  
310.341.4393  
LIC. # 01864039





## 600 E. RUSTIC ROAD

NEW PRICE | \$16,900,000 | \$60,000/MO

### CINDY AMBUEHL

CINDY@THEAGENCYRE.COM

424.321.4947

LIC. # 01821934

### BLAIR CHANG

BCHANG@THEAGENCYRE.COM

424.230.3703

LIC. # 01248419

## RUSTIC CANYON

6 BEDS | 8.5 BATHS | 7,164 SQ. FT. | 42,609 SQ. FT. LOT





**1588 N. DOHENY DRIVE**  
BIRD STREETS | \$2,195,000

**OPEN TUESDAY 11-2 PM | NEW LISTING**  
3 BEDS | 3.5 BATHS | 2,217 SQ. FT. | 7,878 SQ. FT. LOT

## MICHAEL DRUKER

MICHAEL.DRUKER@THEAGENCYRE.COM  
424.230.7621  
LIC. # 02023164

## DANIEL STEVENSON

DSTEVENSON@THEAGENCYRE.COM  
424.271.3344  
LIC. # 01981172



new listing



**6939 TROLLEYWAY**  
PLAYA DEL REY | \$7,097,000

4 BEDS | 6 BATHS  
4,000 SQ. FT. | 3,300 SQ. FT. LOT



**AILEEN COMORA**  
424.230.3746  
LIC. # 01002982

**PAUL LESTER**  
424.230.3747  
LIC. # 01338925



**KONSTANTINE VALISSARAKOS**  
323.252.9451  
LIC. # 01023114

THEAGENCYRE.COM

An International Associate of Savills





COMPASS



## 3675 AMESBURY RD.

*Los Feliz classic*

*by famed architect Myron Hunt*

3675Amesbury.com

Offered at \$2,495,000

Join us Tuesday from 11am 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





16163 Anoka Drive  
**\$3,149,000**  
5 Bed | 4 Bath | 2,403 Sq Ft

**Open House**  
Tues, Jan 29, 11–2pm

**Jacqueline Chernov**  
310.403.7557  
jacchernov@gmail.com  
DRE 01361435



15422 Albright Street  
**\$5,750,000**  
6 Bed | 6.5 Bath | 5,368 Sq Ft

**Open House**  
Tues, Jan 29, 11–2pm

**Jacqueline Chernov**  
310.403.7557  
jacchernov@gmail.com  
DRE 01361435



1478 N Kenter Avenue  
**\$7,500/month - lease**  
5 Bed | 2.5 Bath | 2,800 Sq Ft

**Open House**  
Tues, Jan 29, 11–2pm

**Susan Stark**  
310.345.7450  
susanstarkhomes@gmail.com  
DRE 01061339



PLANS EXPIRING FEB 1<sup>ST</sup>

STARTING BID AT \$7.5M

1426 HARRIDGE DR., BEVERLY HILLS

TACO TUESDAY LUNCH 11-2PM



LOS FELIZ

COMPASS

4120 Cromwell Avenue



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A piece of Hollywood history in Los Feliz. Mediterranean Revival estate built in 1921 by notable architect Frank L. Meline, on almost 30,000 sqft flat lot with panoramic views of L.A. and stunning artistic details intact including a full pipe organ relocated from the Monterey Theatre in 1925. Lush gardens, landscaping and pool house were designed by renowned landscape architect Mark Roy Daniels. Originally built for prolific silent & sound film director, Victor Schertzinger, this grand estate boasts a 6,655 square foot main residence and a lower level which includes an original theater and a temperature controlled wine room. Grounds include a romantic 1920's pool, pool house/guest house, & dining pavilion with kitchen. Very private. An Impressive Estate!

**\$5,250,000**

5 Bed | 5 Bath | ±6,655 sq. ft. | ±29,322 sq. ft. lot

**Open House**

Tuesday, January 29, 11-2pm  
Serving Ice Cream

. . .  
. . .  
. . .

**Bryan Abrams**  
Associate Manager

818.266.4300  
bryan@bryanabrams.com  
bryanabrams.com







**1100 ALTA LOMA**  
**OPEN TUESDAY 11-2PM**



# CONTEMPORARY ESTATE IN PRIME TROUSDALE

580 CHALETTE DRIVE | BEVERLY HILLS

OFFERED AT \$11,250,000 | **OPEN TUESDAY 11-2PM**



**JOSH ALTMAN**

310 819 3250 | THEALTMANBROTHERS.COM  
DRE 01764587



**AARON KIRMAN**

424 249 7162 | AARONKIRMAN.COM  
DRE 01296524



**MATT ALTMAN**

323 791 9398 | THEALTMANBROTHERS.COM  
DRE 01874316



**COMPASS**





8941 Ashcroft Avenue  
**\$1,829,000**  
2 Bed | 2 Bath

**Open House**  
Tues, Jan 29, 11–2pm

Located in the heart of West Hollywood in one of the most walkable cities on the Westside of Los Angeles you will be delighted by this Charming 2 bedroom Spanish boasting a fully renovated kitchen with imported 19th century Spanish tiles, custom cabinetry and breakfast bar. Designer fixtures, finishes, and modern amenities throughout, include a Steam shower in the master, custom built-ins, central sound, and a tankless water heater. Beautiful hardwood floors, a woodburning fireplace surrounded by Historic Batch-Elder tiles, high ceilings, recessed lighting and a quintessential professionally landscaped Zen-like garden complete this magical offering. Bonus: The conversion of the 2-car garage to a guest unit is nearly complete and would only require a fraction of the full cost to convert.

- • •
- • •
- • •



539 Westmount Drive  
**\$2,659,000**  
2 Bed | 3 Bath

**By Appointment**

Stunning 2 bedroom, 2 bath Spanish Contemporary compound exquisitely renovated with designer fixtures and finishes. This rare offering features a beautifully designed custom cook's kitchen with breakfast bar and stainless steel appliances, a formal entry, Sunny and bright interior, a majestic wood-burning fireplace flanked by charming window seating, custom built-ins, soaring ceilings with recessed lighting, a fantastic master with spa-like bath and walk-in, a guest house that can be used as a home office or guest suite and covered rear patio that round out the exterior along with charming front courtyard complete this luxurious home.



**Brian Mazurkiewicz**  
Director, Estates Division

310.386.9086  
brianlaagent@gmail.com  
DRE 01031359





661 Stone Canyon Road  
**Bel Air**  
\$19,950,000 | Over a Flat Acre

**Open House**  
Tuesday 11–2pm

**Stan Richman**  
310.779.9601  
stan.richman@compass.com  
DRE 00648514



# 3127 Chandelle Road



\$1,995,000 | 3 Bed | 3 Bath

Open House  
Tuesday 11–2pm



CANYONHAUS

Tori Horowitz  
Estate Director

323.203.0965

canyonhaus@compass.com

canyonhaus.com

DRE 01703353

- Located in coveted Nichols Canyon Colony
- Single level floor plan
- Tastefully updated to modern standards
- Pool with attached spa
- Gated and private with direct access garage

COMPASS

compass.com compass compassinc compass



# EXQUISITE RESTORATION IN HANCOCK PARK | OPEN TUESDAY



148 S. Las Palmas  
5 bed 6.5 bath  
+pool  
Listed at \$7,249,000

Set back from the street, on a prime tree-lined block, this spectacular restoration of a Hancock Park classic is available for the first time. Enjoyed by the same family for over 70 years, and now lovingly restored by its current owner, this 5 bedroom 6.5 bath Paul Williams-designed Mediterranean is not to be missed! The home features 5 en-suite bedrooms including a spacious Master Suite with dual closets and baths, new sparkling pool, restored original steel framed windows and refinished original oak hardwood floors. Careful consideration was taken to preserve original details while delivering plenty of modern amenities such as iPad-controlled Lutron + NEST system, multi-zoned Sonos system, camera security system. Third Street School. This is the house you have been waiting for!  
[www.jennacooperla.com/148-s-las Palmas](http://www.jennacooperla.com/148-s-las Palmas)

## JENNA COOPER | LA

323.481.0644 jennacooperla@gmail.com  
Agent DRE 01352710

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COMPASS





4426 Cromwell  
Avenue

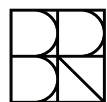
**Los Feliz**  
\$3,100,000  
4 Bed | 5 Bath

**Open House**  
Tuesday 11-2pm  
Burgers & Fries!

[4426Cromwell.com](http://4426Cromwell.com)

**Boni Bryant &  
Joe Reichling**

323.854.1780  
[boni.bryant@compass.com](mailto:boni.bryant@compass.com)  
DRE 01245334 | 01427385



**BRYANT  
REICHLING**

This beautiful 1930's Los Feliz Spanish greets you with a lovely garden courtyard, fountain and outdoor seating. Step through the foyer to the large formal living room and dining room. The updated gourmet kitchen opens to a breakfast room with balcony. Upstairs is the incredible master suite with spa bath, huge walk-in closet/dressing room, fireplace, Palladian window & terrace to take in city views. Lower level offers endless entertainment options. Enjoy the huge outdoor patio in the private rear yard, large pool & spa. Located in the Franklin Elementary district. This is the best in Los Feliz living!

**COMPASS**

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**compass.com**





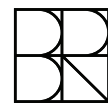
Beautifully sited on an elevated corner lot is this adorable 3 bed, 3 bath ranch home in a fabulous Cheviot Hills location. Enter to a light and bright living room with fireplace, detailed crown molding and trim. The formal dining room opens to an updated kitchen with breakfast nook and laundry room. The master suite with spa bath opens to the rear deck and yard. Two additional bedrooms and baths complete the main living spaces. Completely renovated in 2012 with careful attention to detail and numerous updates including newer kitchen and bathrooms, plumbing, electrical, tankless water heater, roof, irrigation system, gutters and HVAC.

**Boni Bryant &  
Joe Reichling**

323.854.1780

boni.bryant@compass.com

DRE 01245334 | 01427385



**BRYANT  
REICHLING**

**10598 Cheviot  
Drive**

**Cheviot Hills**

**\$1,725,000**

**3 Bed | 3 Bath**

**Open House**

**Tuesday 11-2pm**

**10598Cheviot.com**



"THE SUMMIT" ABOVE BEVERLY HILLS

12096 Summit Circle

Lease Listing for \$36,500/mo

6 Bed | 5 Bath | 5,622 Sq Ft

Open House | Tuesday 11am–2pm



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**Tomer Fridman & Isidora Fridman**

310.926.3777

DRE 01750717 | 01192964

@tomer.fridman

thefridmangroup.com



TOMER + ISIDORA FRIDMAN  
EXCLUSIVE REPRESENTATION



COMPASS