

☑ REFRESHMENTS ✕ LUNCH  
\* THEMLSPTRO™ OPEN HOUSES

# SUNDAY OPEN HOUSE DIRECTORIES

## ■ SUNDAY OPEN HOUSE DIRECTORY

<b>1</b>	<b>Beverly Hills</b>	<i>Single Family</i>	
18-400974	632G1 1-4	333 N REXFORD DR	rev \$2,850,000 3+2 *
<b>2</b>	<b>Beverly Hills Post Office</b>	<i>Single Family</i>	
19-429640	1-4	3100 BENEDICT CANYON DR	rev \$15,988,000 6+11 *
19-427384	1-4	9108 ALANDA PL	rev \$7,988,000 5+6 *
<b>3</b>	<b>Sunset Strip - Hollywood Hills West</b>	<i>Single Family</i>	
18-416180	1-4	8693 FRANKLIN AVE	NEW \$3,890,000 3+4 *
<b>5</b>	<b>Westwood - Century City</b>	<i>Single Family</i>	
18-400244	1-4	2366 KELTON AVE	rev \$2,295,000 4+3 *
<b>6</b>	<b>Brentwood</b>	<i>Single Family</i>	
18-392988	1-4	816 GLENMERE WAY	rev \$11,995,000 6+8 *
18-413014	1-4	12345 DEERBROOK LN	rev \$5,999,000 5+6 *
18-405246	1-4	523 N BONHILL RD	rev \$5,595,000 5+7 *
<b>8</b>	<b>Cheviot Hills - Rancho Park</b>	<i>Single Family</i>	
18-406254	1-4	10563 CHEVIOT DR	rev \$2,595,000 5+5 *
19-422426	1-4	10735 ASHBY AVE	rev \$2,295,000 4+3 *
<b>10</b>	<b>West Hollywood Vicinity</b>	<i>Single Family</i>	
18-416852	1-4	1010 HANCOCK AVE	rev \$2,275,000 4+4 *
<b>10</b>	<b>West Hollywood Vicinity</b>	<i>Condo / Co-op</i>	
19-434620	1-4	1230 N SWEETZER AVE #309	NEW \$725,000 2+2 *
<b>13</b>	<b>Palms - Mar Vista</b>	<i>Single Family</i>	
18-411596	1-4	3305 GREENFIELD AVE	rev \$2,600,000 5+6 *
19-424736	1-4	11422 MCCUNE AVE	rev \$1,655,000 4+3 *
19-434050	1-4	11431 FRANCIS PL	rev \$1,595,000 3+3 *
<b>13</b>	<b>Palms - Mar Vista</b>	<i>Lease</i>	
19-425894	2-5	3720 MOUNTAIN VIEW AVE	NEW \$7,500 3+2 *
<b>14</b>	<b>Santa Monica</b>	<i>Lease</i>	
19-431364	1-4	712 MARINE ST	rev \$11,000 4+3 *
<b>15</b>	<b>Pacific Palisades</b>	<i>Single Family</i>	
18-403158	1-4	716 GREENTREE RD	rev \$4,999,000 5+3 *
19-432106	1-4	1088 VILLA GROVE DR	rev \$4,795,000 4+4 *
19-426978	1-4	539 MUSKINGUM AVE	rev \$3,699,000 4+4 p.130
18-408758	1-4	1320 DUENDE LN	rev \$2,790,000 4+2 p.130
<b>15</b>	<b>Pacific Palisades</b>	<i>Condo / Co-op</i>	
18-416016	10-6	17320 TRAMONTO DR #903	rev \$6,590,990 3+4 *
18-416012	10-6	17314 TRAMONTO DR #801	rev \$5,185,990 4+5 *
18-416010	10-6	17318 TRAMONTO DR #602	rev \$5,136,990 3+4 *
18-416006	10-6	17318 TRAMONTO DR #601	rev \$4,885,990 3+4 *
18-415994	10-6	17322 TRAMONTO DR #302	rev \$3,286,990 3+4 *
18-415998	10-6	17322 TRAMONTO #305	rev \$3,003,990 2+4 *
<b>15</b>	<b>Pacific Palisades</b>	<i>Lease</i>	
18-412744	1-4	716 GREENTREE RD	rev \$18,000 5+3 *
<b>16</b>	<b>Mid Los Angeles</b>	<i>Income</i>	
19-419046	1-4	2536 HAUSER	rev \$750,000 *
<b>16</b>	<b>Mid Los Angeles</b>	<i>Lease</i>	
19-418908	10-3	3007 VIRGINIA RD #1/2	rev \$3,500 2+2 *
19-419712	10-3	3009 VIRGINIA RD	rev \$3,500 2+2 *
19-434156	10-3	3007 VIRGINIA RD	rev \$3,500 2+2 *
<b>18</b>	<b>Hancock Park-Wilshire</b>	<i>Single Family</i>	
19-426008	11-5	862 S WILTON #6	rev \$970,000 3+4 *
19-424674	11-5	860 S WILTON PL	rev \$889,000 3+4 *
19-433708	11-5	866 S WILTON PL	rev \$889,000 3+4 *
<b>19</b>	<b>Beverly Center-Miracle Mile</b>	<i>Single Family</i>	
18-416466	1-4	6134 LINDENHURST AVE	rev \$1,899,000 3+3 *

<b>20</b>	<b>Hollywood</b>	<i>Condo / Co-op</i>	
18-409852	1-4	1645 VINE ST #610	NEW \$795,000 1+1 p.130
<b>22</b>	<b>Los Feliz</b>	<i>Single Family</i>	
19-431538	1-4	1982 N NORMANDIE AVE	rev \$2,495,000 4+4 *
<b>28</b>	<b>Culver City</b>	<i>Condo / Co-op</i>	
19-425764	1-4	6150 BUCKINGHAM #209	rev \$579,900 2+2 *
<b>29</b>	<b>Westchester</b>	<i>Single Family</i>	
19-433302	1-4	7701 WESTLAWN AVE	NEW \$1,575,000 3+2 p.108
18-410280	1-4	6432 WYNKOOP ST	rev \$2,195,000 5+4 *
19-434098	1-4	7425 OGELSBY AVE	rev \$1,999,000 5+3 *
19-432986	1-4	6466 W 77TH ST	rev \$1,350,000 3+2 *
<b>33</b>	<b>Malibu</b>	<i>Single Family</i>	
19-419324	1-5	20475 ROCA CHICA DR	rev \$2,579,000 4+3 *
<b>39</b>	<b>Playa Vista</b>	<i>Condo / Co-op</i>	
19-433282	2-5	13031 VILLOSA PL #105	NEW \$990,000 2+3 *
<b>42</b>	<b>Downtown L.A.</b>	<i>Single Family</i>	
19-434554	1-4	759 E 40TH PL	NEW \$449,000 4+2 *
<b>71</b>	<b>East Van Nuys</b>	<i>Single Family</i>	
18-414386	10-5	14122 MONROE PL	rev \$647,990 3+4 *
<b>72</b>	<b>Sherman Oaks</b>	<i>Single Family</i>	
19-434054	1-4	4723 NORWICH AVE	NEW \$849,000 3+2 *
19-430288	1-4	4148 MAMMOTH AVE	rev \$1,795,000 4+5 *
<b>73</b>	<b>Studio City</b>	<i>Single Family</i>	
19-420930	1-4	13141 VALLEY VISTA BLVD	rev \$3,995,000 5+6 *
18-391884	1-4	4537 FARMDALE AVE	rev \$1,699,000 5+4 *
<b>80</b>	<b>Burbank</b>	<i>Single Family</i>	
19-433252	1-4	1510 N EVERGREEN ST	rev \$745,000 3+2 *
<b>82</b>	<b>La Crescenta</b>	<i>Single Family</i>	
19-434698	1-4	2751 PROSPECT AVE	NEW \$950,000 4+2 *
<b>86</b>	<b>Pasadena</b>	<i>Condo / Co-op</i>	
18-416432	10-5	382 W GREEN ST #134	rev \$2,947,990 4+5 *
18-416600	10-5	382 W GREEN ST #135	rev \$2,606,990 4+5 *
<b>93</b>	<b>Eagle Rock</b>	<i>Single Family</i>	
18-414230	10-5	4340 N EAGLE ROCK BLVD	rev \$1,240,900 2+4 *
19-423260	10-5	4328 N EAGLE ROCK BL	rev \$932,900 3+3 *
18-394072	10-5	4326 N EAGLE ROCK BL #18	rev \$865,900 3+3 *
<b>93</b>	<b>Eagle Rock</b>	<i>Income</i>	
18-414274	10-5	4340 EAGLE ROCK BL	rev \$1,240,900 *
<b>94</b>	<b>Glassell Park</b>	<i>Single Family</i>	
19-432044	1-4	4270 W AVENUE 40	rev \$1,249,000 4+3 *
<b>224</b>	<b>Gardena</b>	<i>Single Family</i>	
19-429096	10-5	16908 NORMANDIE AVE	rev \$756,900 3+4 *
<b>331</b>	<b>Palm Springs North End</b>	<i>Single Family</i>	
18-391008PS	12-3	2793 N KITTY HAWK DR	rev \$699,000 3+2 *
<b>332</b>	<b>Palm Springs Central</b>	<i>Single Family</i>	
19-429988PS	12-3	1400 VERDUGO RD	NEW \$1,070,000 4+4 *
<b>481</b>	<b>Glendora</b>	<i>Condo / Co-op</i>	
19-431382	10-5	281 S VERMONT AVE	rev \$669,900 4+3 *
19-433804	10-5	271 S VERMONT ST	rev \$641,900 4+3 *
19-423610	10-5	297 S VERMONT AVE	rev \$628,900 3+3 *
<b>608</b>	<b>Paramount</b>	<i>Single Family</i>	
19-432156	12-5	8231 WILBARN ST	rev \$399,000 2+1 *
<b>999</b>	<b>Out of Area</b>	<i>Condo / Co-op</i>	
19-434168	1-4	3977 ALADDIN DR	NEW \$975,000 2+2 *
<b>1284</b>	<b>Highland Park</b>	<i>Single Family</i>	
19-426782	2-4	1129 N AVENUE 63	NEW \$1,199,000 4+3 *



# 959 North Alpine Drive

Open Tuesday 11am - 2pm | \$29,500/Month

Located on one of Beverly Hills finest streets North of Sunset Blvd. Charming two story Traditional offering 5 bedrooms + 5 baths over 5,000 SQ/FT on a 30,000 SQ/FT lot. Large formal living, formal dining room, charming front office, and open family with stone fireplace and bar. Sumptuous master suite with sitting area, private balcony overlooking the sparkling pool and beautiful gardens, plus dual baths and closets. Large grassy flat yard with canyon and city views.

**MYRA NOURMAND**  
Direct: 310.888.3333  
Office: 310.274.4000

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f MyraNourmandRealEstate  
t @myranourmand  
i @myranourmandestates

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



AREA

1

BEVERLY HILLS

## THE ONE YOU'VE BEEN WAITING FOR



707 N. ALTA DRIVE | \$9,750,000

OPEN TUESDAY, FEBRUARY 19TH • 11-2PM

Transitional estate set in the flats of Beverly Hills. Enter into the family room with double height ceilings and a full bar which opens out to the palm tree-filled yard with a covered veranda, grill, outdoor dining, pool and spa. The master suite features separate his and hers walk-in closets and a beautiful white marble bathroom with a tub and steam shower. The downstairs bedroom wing features 2 en-suite guest bedrooms, one recently renovated as a nursery with a built-in changing area. Upstairs there are two additional guest rooms with en suite baths. Finally there is a detached one bedroom guest house, great for a studio or office. Gated circular motor court with space for 10 cars.

## REPRESENTATION BY:

**Fred J. Bernstein**  
310-300-0599  
fjb@weahomes.com  
DRE# 01476689

**Ethan Peskowitz**  
646-327-2399  
ep@weahomes.com  
DRE# 01915905

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

OPEN HOUSE TUESDAY 11-2PM



## BEL AIR

FIRST TIME ON THE MARKET IN OVER 50 YEARS



### 10819 VIA VERONA ST

Incredibly private 18,695 sq ft lot. Beautifully and lovingly maintained, first time on the market in over 50 years. Set on Via Verona St in the heart of Bel Air, where the streets are quiet and peaceful. Full of potential, update and refresh this cosy family home or rebuild your substantially larger dream house!



CAROLINE FLECK  
LUXURY ESTATES

310.508.5979  
Caroline@FleckRealEstate.com

4 bedroom/3.5 bathrooms  
3,294 sq ft 18,695 sq ft lot  
[www.10819viaverona.com](http://www.10819viaverona.com)

**OFFERED AT \$2,898,000**

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



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AREA

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**JUST LISTED | GORGEOUS MEDITERRANEAN IN PRIME WESTWOOD**

WESTWOOD - CENTURY CITY

**OPEN TUESDAY 11AM - 2PM****2140 FOX HILLS DRIVE, LOS ANGELES**

This elegant four bedroom, four bathroom Mediterranean home boasts a prime location in the Westwood Charter School District. High ceilings accent hardwood and tile flooring throughout an elegant and expansive floorplan including a formal dining area overlooking a formal living room with a roaring fireplace. The gourmet kitchen offers double ovens and fabulous tilework with ample raised panel cabinetry and center island. A breakfast area opens to the family room with a fabulous wet bar creating an ideal entertainment space. A gorgeous master bedroom suite offers a walk-in closet and en suite bath while the secondary bedrooms share a dual bath. Relax in the lush, private backyard oasis with an incredible built-in waterfall and tranquil pond. Dine beneath a gorgeous gazebo with an amazing built-in barbecue and cozy firepit. Easy access to so much in LA and nearby Century City Westfield Shopping Center, UCLA, Beverly Hills, and so much more!

**4 BED, 4 BATH | OFFERED AT \$2,299,000****ARAM AFSHAR**

(310) 702-0583 | DRE#01484569

aram@qestatesla.com | www.qestatesla.com

**GLOBAL LUXURY**

QUINTESSENTIALLY ESTATES LOS ANGELES - COLDWELL BANKER RESIDENTIAL BROKERAGE - BEVERLY HILLS NORTH

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# The Only Unit For Sale At The Californian!



## 10800 Wilshire Blvd. #601, Westwood

### \$2,725,000

Crisp, clean and glamorous living on the 6th floor at The Californian. Arrive by elevator entry to your private lobby with double doors that open to a "great room" of luxury. Large open spaces include living room with fireplace, dining room, 11ft. ceilings and walls of windows with abundant lights. This 2,826 ft. corner unit has the perfect floor plan for entertaining. The gourmet kitchen with center isle is perfect for large gatherings or intimate dinners. The views are stunning from every angle and offer beautiful sunsets. The master suite has three built in spacious closets, and a large luxurious marble bath. The second bedroom suite is perfect for guests or can be study office. The building has superb amenities; 24 hour valet, fitness center, media room, conference room, lovely pool, and a dog park! Walk to Westwood Village, movies and restaurants- best resort lifestyle!



APPROX. 2,826 SFT



2 BEDROOMS



3 BATHROOMS



### VALERIE FITZGERALD

#1 Team in #1 Coldwell Banker office  
in the United States!

### Valerie Fitzgerald

301 N Canon Dr Ste E Beverly Hills, CA 90210 | 310-285-7515

valerie@valeriefitzgerald.com | www.valeriefitzgerald.com

CalRE #00974075



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AREA  
6

BRENTWOOD

OPEN TUES, FEB 19TH FROM 11 - 2



11993BRENTRIDGELANE.COM

4BD, 4.5BA | 4,527± SQFT | OFFERED AT \$4,595,000 OR \$18,000/MONTH

*Brentwood*

# TENNIS COURT ESTATE

stevenmoritz.com

On a private cul-de-sac street in Brentwood Hills, this home is sure to be a hit among anyone with a competitive streak. A truly rare find, this property features a private N/S lighted tennis court, pool, spa & sauna. One enters this Traditional style home through the vaulted formal entry which leads to the spacious living room with fireplace. Additionally, there is a large family room with wet bar & fireplace that opens to the yard as well as an elegant formal dining room. The chef's kitchen features a large center island with high end stainless steel appliances & a large breakfast area with custom built-ins that opens to the pool area. Upstairs there are 3 bedrooms including the spacious master suite. The master has a separate sitting room/study, dual bathrooms & closets. The home also features a library nook, laundry room, maid's room & bath. Large 3 car garage & plenty of off street parking. Large, mostly flat lot. Great home for entertaining. A rare offering.

**STEVEN MORITZ***Service. Commitment. Results.*

StevenMoritz.com | @MoritzProperties  
310.871.3636 | DRE: 0928961  
Steven@stevenmoritz.com

**NATASHA LAHERA***Global Real Estate Advisor*

sothebyshomes.com/socal | @natashagbeachside  
702.606.9313 | DRE: 02075141  
Natasha.Lahera@sothebyshomes.com

**Sotheby's**  
INTERNATIONAL REALTY

BRENTWOOD BROKERAGE

11911 San Vicente Boulevard, Suite 200 | Los Angeles, CA 90049 | 310.481.4333

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# 3404 MERRIMAC RD, BRENTWOOD

You're invited to a Brokers Open

Tuesday 2/19 from 11-2pm

Lite lunch served

Public Open 2/24 from 1-4pm

Enchanting, upscale 4BD / 2.5 BA single story located on a cul-de-sac in prime Mandeville Canyon. Turnkey, remodeled, not to be missed!

**OFFERED AT \$2,049,000.**



**Marla Kleinman**

*President's Circle - Top 4% Nationwide*  
DRE #: 01257707

**818.448.9577**  
marlakleinman@bhhsca.com  
**MarlaKleinman.com**

**Berkshire Hathaway Home Services**

**818.380.2134**  
14141 Ventura Blvd., #8  
Sherman Oaks, CA 91423



AREA  
18

HANCOCK PARK – WILSHIRE

## Mid-City Triplex Renovated & Fully Leased at Market Rents



This newly renovated Triplex in the Mid-City area presents an outstanding opportunity for investor or owner/user. The handsome building reveals 3 spacious units with high ceilings and new window. **ALL UNITS HAVE BEEN UPDATED AND ARE LEASED AT MARKET RENTS.** Residence One: a 2-level townhouse with 4 bedrooms 2 baths, open-concept plan with approximately 2,000 square feet living space plus a bonus finished attic. **LEASE FOR \$5500** Residence Two: 2bd/1ba lower apartment with 980 SF **LEASED For \$3490** Residence 3: Upper 3bd/2 ba upper unit with 1100 SF. **LEASED for \$2950**

Every residence is highly upgraded and boasts separate private entrances, hardwood floors, stainless steel appliances, high-end washer, and dryer sets, new windows and new showers and tubs. paneled doors, built-in cabinetry, and separately metered gas and electric. Fully gated with beautiful new fencing and lighting, the property offers 6 secure parking spaces, including 2 tandem spots in the garage for each unit. Tenant in four-bedroom willing to relocated if owner/user purchases the property.

1251 S Muirfield Rd, Los Angeles 90019

\$2,395,000

[www.MiracleMileMultifamily.com](http://www.MiracleMileMultifamily.com)

**SKYLER  
HYNES**  
PROPERTIES

[www.SoldBySkyler.com](http://www.SoldBySkyler.com)

[skylers@skylershynes.com](mailto:skylers@skylershynes.com)

1-310-800-5111

 GLOBAL LUXURY

CaBre#01917448



Coldwell Banker Residential Brokerage | Beverly Hills

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# ICONIC FRANK LLOYD WRIGHT JR. LOS FELIZ ESTATE BY APPOINTMENT ONLY



2255 VERDE OAK DRIVE, LOS FELIZ

Rare opportunity to own one of the most iconic architectural estates in Los Angeles. The exclusive Frank Lloyd Wright Jr's 1928 Samuel Navarro House perfectly situated in the most exclusive neighborhood in Los Feliz "The Oaks". **Approx. 2,690 sq.ft. house on 13,267 sq.ft. lot. with 3 bedrooms and 3 baths.** Perched on a promontory capturing spectacular canyon, treetop and city light views. Meticulously restored with dramatic windows, concrete floors and architectural details honoring the original vision of the master architect. Wonderful open living room and dining and 3 fabulous private suites each on its own level with large outdoor entertaining, dining and lounging spaces. Private swimmers pool and endless professionally landscaped gardens and paths. Outdoor dining area and firepit with large seating area ideal for an evening of music or a peaceful retreat to enjoy family, friends or guests. A timeless work of art designed to live the California lifestyle at its best.

OFFERED AT \$4,295,000



**GINGER GLASS**

BROKER • AGENT • ATTORNEY

310.927.9307

ginger@gingerglass.com | CALRE# 01478465



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LUXURY.**

COLDWELL BANKER RESIDENTIAL BROKERAGE  
BEVERLY HILLS NORTH

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AREA  
29

# Delightful Kentwood Beauty

WESTCHESTER



**7701 WESTLAWN AVE**

Open House Tuesday February 19th 11am to 2pm

Prime corner 3 bed/2 bath home is just for you! It is an absolute gem of the sought after vicinity of North Kentwood. Beautifully maintained silicon beach home opens up to a cozy living area w/ a romantic wood burning fireplace. Spacious

& open kitchen/dining area filled w/ state of the art appliances, a viking stove on custom design granite countertops, and gorgeous cabinetry. Sunlight fills the rooms from all angles throughout due to the array of beautifully placed windows. Must See In Person!

Offered At **\$1,575,000**



**Barbra Stover**  
3109027122

202 N. Canon Drive  
Beverly Hills, CA 90210

Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources.



AREA  
72

SHERMAN OAKS

# Entertainers Delight With A View!



**Mitra Berman**  
Estates Director  
310-387-6199  
DRE#01040749

**3819 Sherview Drive  
Sherman Oaks  
Offered at: \$2,350,000**

Open Today 11AM-2PM

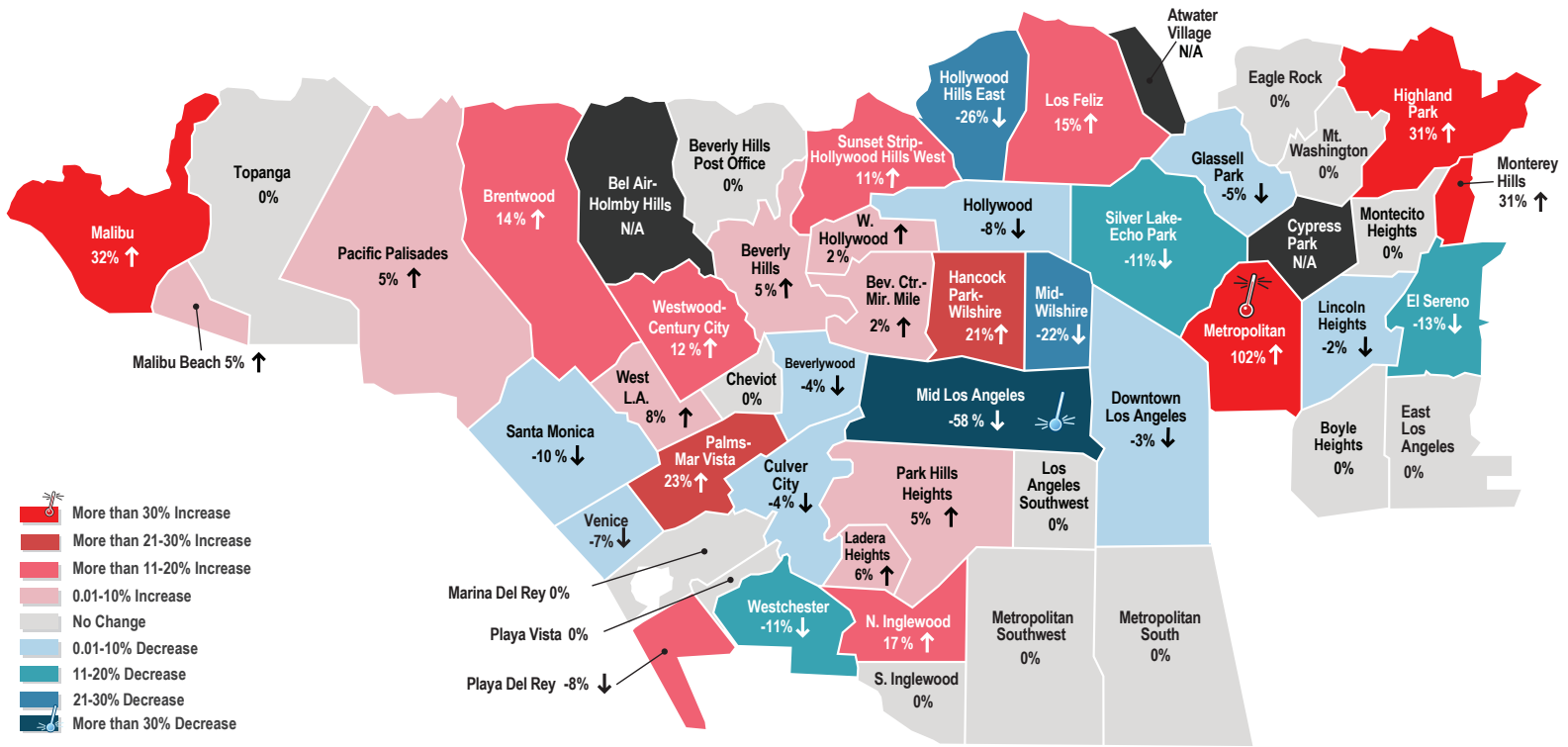




# The Source of Real Time Real Estate™

## MARKET CLIMATE MAP

## CONDOS / CO-OPS - MEDIAN PRICE 4<sup>th</sup> Quarter 2018 vs. 2017 For The MLS™ Primary Areas



CONDOS / CO-OPS - MEDIAN PRICE & # OF SOLD LISTINGS					
AREA	Q4 - 2018 MEDIAN PRICE	Q4 - 2018 # SOLD LISTINGS	Q4 - 2017 MEDIAN PRICE	Q4 - 2017 # SOLD LISTINGS	% CHANGE
METROPOLITAN	\$1,045,000.00	3	\$515,000.00	2	102%
MALIBU	\$1,520,000.00	3	\$1,143,000.00	13	32%
MONTEREY HILLS	\$636,000.00	3	\$482,500.00	2	31%
HIGHLAND PARK	\$550,000.00	1	\$419,500.00	4	31%
PALMS - MAR VISTA	\$730,000.00	23	\$589,000.00	17	23%
HANCOCK PARK-WILSHIRE	\$755,000.00	34	\$619,000.00	37	21%
INGLEWOOD NORTH	\$448,660.00	11	\$382,000.00	20	17%
LOS FELIZ	\$702,500.00	4	\$610,000.00	3	15%
BRENTWOOD	\$1,011,875.00	34	\$883,000.00	43	14%
WESTWOOD - CENTURY CITY	\$1,048,000.00	102	\$929,000.00	101	12%
SUNSET STRIP - HOLLYWOOD HILLS WEST	\$720,000.00	17	\$645,000.00	21	11%
WEST L.A.	\$887,000.00	29	\$815,500.00	38	8%
LADERA HEIGHTS	\$610,000.00	1	\$574,700.00	2	6%
MALIBU BEACH	\$1,038,250.00	4	\$980,000.00	5	5%
BEVERLY HILLS	\$1,375,000.00	17	\$1,300,000.00	33	5%
PACIFIC PALISADES	\$1,119,500.00	10	\$1,060,000.00	19	5%
PARKS - HILLS - HEIGHTS	\$453,750.00	12	\$430,000.00	13	5%
WEST HOLLYWOOD VICINITY	\$792,000.00	66	\$769,000.00	87	2%
BEVERLY CENTER-MIRACLE MILE	\$840,000.00	23	\$821,000.00	25	2%
PLAYA VISTA	\$1,116,550.00	15	\$1,124,500.00	30	0%
MARINA DEL REY	\$915,500.00	49	\$922,500.00	82	0%

CONDOS / CO-OPS - MEDIAN PRICE & # OF SOLD LISTINGS					
AREA	Q4 - 2018 MEDIAN PRICE	Q4 - 2018 # SOLD LISTINGS	Q4 - 2017 MEDIAN PRICE	Q4 - 2017 # SOLD LISTINGS	% CHANGE
CHEVIOT HILLS - RANCHO PARK	\$0	0	\$0	0	0%
BEVERLY HILLS POST OFFICE	\$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%
INGLEWOOD SOUTH	\$0	0	\$0	0	0%
MOUNT WASHINGTON	\$0	0	\$0	0	0%
EAST LOS ANGELES	\$0	0	\$0	0	0%
BOYLE HEIGHTS	\$0	0	\$0	0	0%
MONTECITO HEIGHTS	\$0	0	\$0	0	0%
LINCOLN HEIGHTS	\$442,500.00	2	\$455,000.00	1	-2%
DOWNTOWN L.A.	\$601,500.00	64	\$625,000.00	81	-3%
CULVER CITY	\$585,000.00	38	\$612,500.00	38	-4%
BEVERLYWOOD VICINITY	\$778,000.00	9	\$815,000.00	11	-4%
GLASSELL PARK	\$730,000.00	5	\$770,000.00	1	-5%
VENICE	\$1,347,500.00	8	\$1,462,500.00	8	-7%
HOLLYWOOD	\$675,500.00	18	\$737,029.00	26	-8%
PLAYA DEL REY	\$635,000.00	21	\$693,400.00	20	-8%
SANTA MONICA	\$1,149,000.00	77	\$1,277,500.00	86	-10%
SILVER LAKE - ECHO PARK	\$650,000.00	21	\$735,000.00	11	-11%
WESTCHESTER	\$528,500.00	2	\$600,000.00	6	-11%
EL SERENO	\$335,000.00	1	\$389,000.00	1	-13%
MID-WILSHIRE	\$500,000.00	21	\$642,375.00	66	-22%
HOLLYWOOD HILLS EAST	\$525,000.00	7	\$718,500.00	4	-26%
MID LOS ANGELES	\$498,500.00	2	\$1,199,000.00	3	-58%
BEL AIR - HOLMBY HILLS	\$806,500.00	2	\$0	0	N/A
ATWATER VILLAGE	\$0	0	\$535,000.00	1	N/A
CYPRESS PARK	\$754,000.00	3	\$0	0	N/A

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Information contained herein deemed reliable but not guaranteed. Questions regarding this information may be sent by e-mail to marketing@themis.com.

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*National Speaker  
Body Language Expert*



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*National Speaker  
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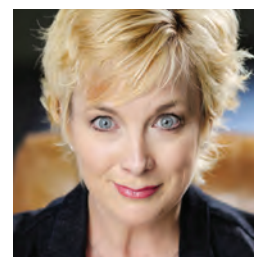
**Greg Robertson**

*National Speaker  
co-founder of  
W+R Studios  
(CloudCMA)*



**Matt Ahlmann**

*National Speaker  
"Mr. Facebook"*



**Kristi Kennelly**

*National Speaker  
Sales, Marketing  
& Technology*

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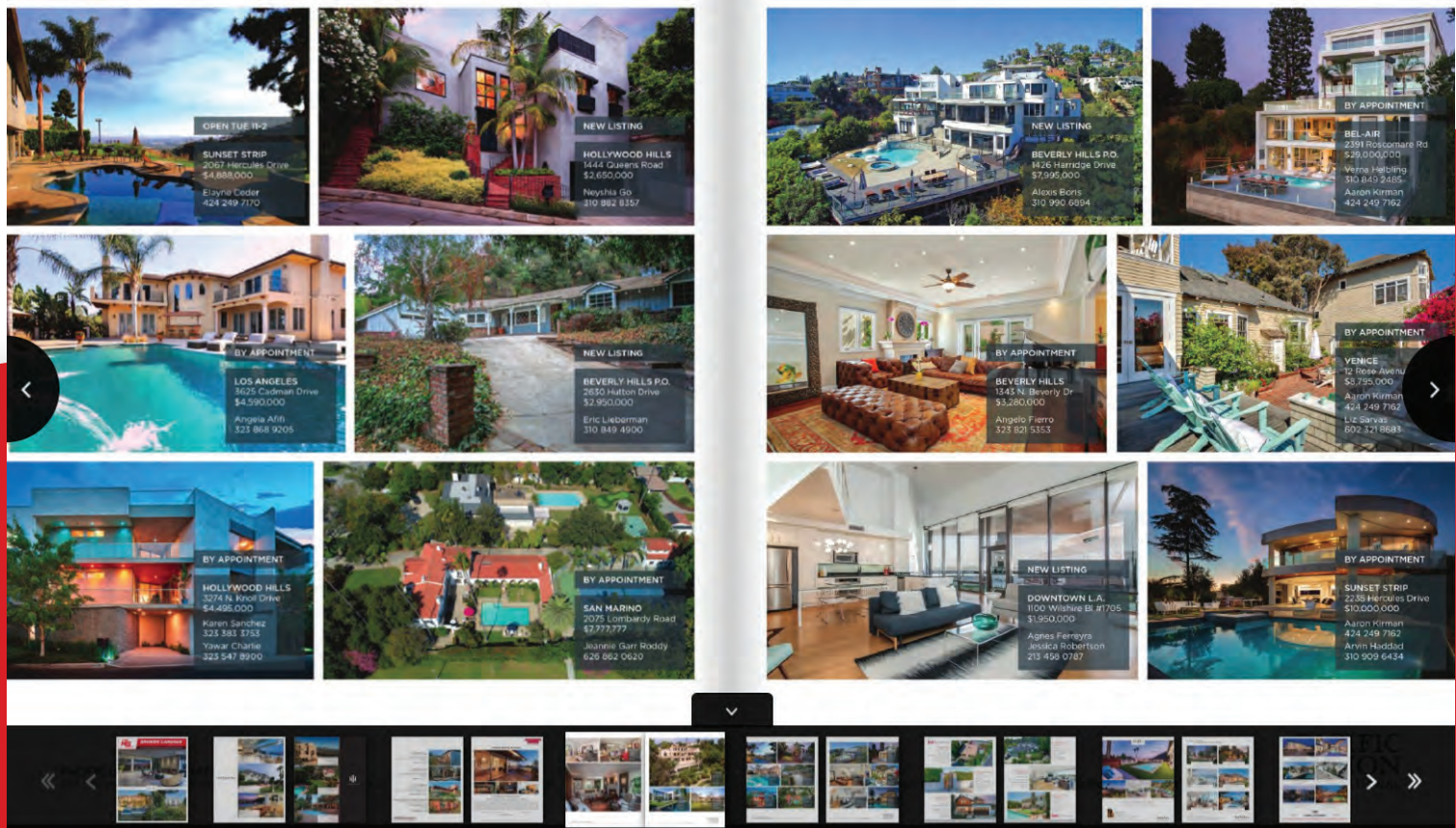
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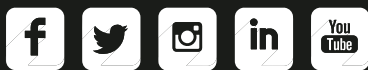


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TUESDAY

**01 Beverly Hills** Single Family

<b>1029 HANOVER DR</b>	Open	11-2	<b>NEW</b>
<b>\$39,995,000</b>	5+8	ARCHITECTURAL	



**THE HANOVER HOUSE**

Located in the most prime section of Beverly Hills surrounded by the most valuable properties in the city. One of the most anticipated brand new moderns to ever hit the market in Beverly Hills. An incredible estate designed by Roman James that raises the bar for ultimate luxury. A masterful achievement of concept and design, the likes of which the city has never seen. Among its unrivaled offerings are panoramic windows, 2 pools, a movie theater, full bar, and full-sized tennis court.

MLS#19-431846	
Kurt Rappaport WEA	310-860-8889
Blt-Ins	

<b>707 N ALTA DR</b>	Open	11-2	<b>NEW</b>
<b>\$9,750,000</b>	6+6.5		




**THE ONE YOU'VE BEEN WAITING FOR**

Enter into the family room with double height ceilings & a full bar which opens out to the palm tree-filled yard with a covered veranda, grill, outdoor dining, pool & spa. The master suite features his & hers walk-in closets & a beautiful white marble bathroom with tub & steam shower. 2 en-suite guest bdrms downstairs, one recently renovated as a nursery w/a built-in changing area, & 2 add'l guest rooms upstairs with en suite baths. 1 bdrm guest house & a gated motor court w/space for 10 cars.

Fred J Bernstein WEA	310-701-3733
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<b>510 USHER PL</b>	Open	11-2	<b>NEW</b>
<b>\$9,495,000</b>	4+5	MID-CENTURY	



**VIEW PROPERTY IN PRIME TROUSDALE**

Consisting of over 20,000 sq.ft. in prestigious Trousdale Estates with stunning unobstructed city views! Incredible opportunity to build in one of Beverly Hills' most exclusive and desirable neighborhoods, or remodel the existing one-story Mid Century Modern home. The current home provides the perfect blend of living and outdoor space, flowing from the open floor plan of the interior to the expansive backyard deck with pool and viewing pavilion overlooking the shimmering vistas beyond.

MLS#19-434064	
Josh Flagg/Jade Mills RODEO REALTY/CB BH	3107203524
Dshwshr,Dryer,Micro,Rng/Ovn,Fridg,Other	

<b>317 S OAKHURST DR</b>	Lunch	11-2	<b>NEW</b>
<b>\$3,595,000</b>	0+0		




**SPANISH BEAUTY IN BEVERLY HILLS**

Beautifully designed 4 Bd 5 Ba Spanish beauty in Beverly Hills. Enjoy sun soaked living spaces, including a step-down living room with high, exposed wood beams and fireplace. Bright kitchen with inviting breakfast room which opens to backyard. Magnificent master includes expansive sitting area, steam shower and walk-in. Cigar room, wine cellar, pool, lush landscaping and more. Located in the highly regarded Beverly Hills School district, this sanctuary is flush with ornate architectural details.

Rochelle Maize/Ryan King NOURMAND & ASSOC.	310.968.8828
www.317oakhurstdr.com	

<b>9969 DURANT DR</b>	Refresh.	11-2	<b>NEW</b>
<b>\$3,499,500</b>	4+3	2sty-MONTEREY COLONIAL	




**PRIME BEVERLY HILLS CHARMING SFR WITH SUPERB FLOOR PLAN!**

Sensational & most charming spacious 4Bed. + Den + Office/ library residence with well thought out floor plan, cozy backyard and separate garage/storage in prime Beverly Hills Superb designer finishes, hardwood floors & recessed lighting throughout. Ideal AAA location within walking distance to the Peninsula & Waldorf A. hotels and Century City. Adjacent triplex property also for sale, each with sep. APN's & each priced at \$ 3,499,500. Perfect for owner user/ Investor. Call Agent for details.

Mazda Hoghoughi ELITE PROPERTIES REA	310-271-4040
Blt-Ins,Cbl,Dshwshr,Dryer,Frzr,Other	

<b>215 N WETHERLY DR</b>	Refresh.	11-2	<b>NEW</b>
<b>\$2,860,000</b>	3+3	OTHER	



**GORGEOUS SPACIOUS HOME IN BEVERLY HILLS !**

Immaculate , spacious 3 bedroom plus 2.5 bath house in the heart of Beverly Hills. Gorgeous home With open floor plan, huge living room with beautiful fireplace , formal dining room and cozy den . Gourmet kitchen with granite counter top and chef's Viking stove plus hood . Hardwood floors and marble flooring throughout . Large yard with pool, spa, and guest house, perfect for entertaining.

MLS#19-433498	
H.Abrishami & J. Reihani NELSON SHELTON ERA	310-927-9226

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



**REMARKABLE PRIVATE & GATED TROUSDALE BALINESE MODERN OASIS**

Extraordinary Balinese modern pavilion w/ pool & city views on a ~22,550 SF lot in prime Trousdale Estates. This private contemporary 6BD, ~6,000 SF villa features large scale indoor & outdoor spaces, formal dining area, gorgeous Chef's kitchen, media lounge, outdoor kitchen & entertaining area, multiple outdoor decks, resort-like pool area & guest house. 2 master suites w/ luxurious baths & sitting rooms, 4 addtl ensuite BDs & yoga studio/gym. Gated motor court & garage for 6 cars off-street.

MLS#18-399648	
ST. JAMES + CANTER BERKSHIRE HATHAWAY	310.704.4248
WWW.TROUSDALEMODERNOASIS.COM	

<b>410 WALKER DR</b>	Open	11-2	<b>red</b>
<b>\$6,395,000</b>	4+4	CONTEMPORARY	



**BEST PRICED HOME!!! SELLER MOTIVATED BRING ALL OFFERS!!!**

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

MLS#18-392396	
Susan Kastner COMPASS	3108809227
BBQ,Dshwshr,Dryer,Frzr,Grbg Disp	

<b>333 N REXFORD DR</b>	Open	11-2	632G1	<b>red</b>
<b>\$2,850,000</b>	3+2	1sty-CALIFORNIA BUNGALOW		



**DO YOU HAVE CLIENTS LOOKING TO BUILD THEIR DREAM HOME?**

Priced below comps! Prime location on a spacious lot North of Wilshire, West of Doheny, East of Crescent & South of Burton Way. 7,534 square foot lot, 50 x 151 with a 1,412 square foot 3 bedroom 2 bath existing home. The perfect opportunity if you are buyers looking to build or remodel. Prime central location a block from the Beverly Hills business district, shopping, & restaurants. Close to public transportation and a rare opportunity to buy in this prime sought after location.

MLS#18-400974	
Christophe Choo COLDWELL BANKER	310-777-6342
www.333NorthRexfordDr.com	

<b>1281 LOMA VISTA DR</b>	Open	12-2	<b>rev</b>
<b>\$9,299,000</b>	4+5	CONTEMPORARY	



**PRIME LOWER TROUSDALE ESTATES**

This single-story contemporary home sits behind private gates on approximately half-acre with expansive city light views. Experience a chic open floor plan with soaring ceilings throughout, rich organic walnut floors and architectural fireplaces that anchor the formal living areas. Fleetwood doors lead to indoor-outdoor experience from almost every room, featuring large pool/spa, built-in outdoor BBQ, oversized fire pit, water features and ample entertaining space.

MLS#18-406990	
Monty Beisel Dustin C. HILTON & HYLAND	310.944.4430
CBLuxuryRE.com	

<b>430 WALKER DR</b>	Open	11-2	<b>rev</b>
<b>\$7,999,000</b>	10+11	CONTEMPORARY	



**JETLINER VIEW FIXER**

Top of Trousdale! Great fixer or redevelopment opportunity on huge flat, view lot. Explosive City/Ocean/Mountain views. No roof top obstructions. Photo's include renderings of architectural plans and designs by Richard Landry Design Group.

MLS#19-422224  
J. Rey/T. Di Prizito 310.266.2777  
COLDWELL BANKER

www.430Walker.com

<b>312 S LA PEER DR</b>	Lunch	11-2	<b>rev</b>
<b>\$4,095,000</b>	5+6	CONTEMPORARY	



**BRAND NEW EXCEPTIONAL GATED MEDITERRANEAN VILLA!**


Brand new exceptional gated Mediterranean Villa w/custom high-end finishes. Perfect for entertaining family room w/ fireplace & grand kitchen w/ large center island & french doors to the backyard w/ sparkling pool, lounging areas & shower. Chef's kitchen, extravagant custom designed finishes, high-end appliances, butler's area, office/5th bedroom, separate powder room & spacious laundry room. 4 bedroom suites upstairs including a luxurious master w/ fireplace & balcony w/ gorgeous views of the Hollywood Sign.

MLS#19-427198  
Vangelis Korasidis 310-247-1500  
COLDWELL BANKER BH

Enjoy The Beverly Hills Lifestyle!

**01 Beverly Hills** *Condo / Co-op*

<b>629 IDAHO AVE, UNIT 19</b>	Open	11-2	<b>NEW</b>
<b>\$799,000</b>	2+1.5		



**SERENELY SITED CONDO MOMENTS FROM MONTANA & THE BEACH**

Located one block from Montana Avenue, and only six blocks from the beach, this prime Santa Monica residence is set amidst all the action. Situated in a courtyard-style building, decorated with mature and lush landscaping, the lifestyle is tranquil. Courtesy of an open floor plan, the residence is light-filled and lives large. The kitchen is adorned with stainless steel appliances. Other amenities include hardwood flooring, ample storage, on-site laundry, two parking spaces, and lower HOA dues.

Ben Belack 310.497.6789  
THE AGENCY

One block from Montana | Low HOA

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



**AMAZING OPPORTUNITY IN BEVERLY HILLS**

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

MLS#18-408006  
Valerie Fitzgerald 310-285-7515  
COLDWELL BANKER RESI

Cbl

**01 Beverly Hills** *Lease*

<b>959 ALPINE DR</b>	Open	11-2	592E6	<b>NEW</b>
<b>\$29,500</b>	5+5	TRADITIONAL		



**CHARMING TWO STORY TRADITIONAL HOME IN BEVERLY HILLS**

Location, Location! Set on one of Beverly Hills finest streets North of Sunset. Charming two story Traditional offering 5 bedrooms + 5 baths over 5,000 SQ/FT on a 30,000 SQ/FT lot. Large formal living, formal dining room, charming front office, and open family with stone fireplace and bar. Sumptuous master suite with sitting area, private balcony overlooking the sparkling pool and beautiful gardens, plus dual baths and closets. Large grassy flat yard with canyon and city views.

MLS#19-423420  
Myra Nourmand 310.888.3333  
NOURMAND & ASSOC.

www.myranourmand.com

<b>1054 SHADOW HILL WAY</b>	Open	11-1	<b>NEW</b>
<b>\$27,500</b>	4+5	CONTEMP MED	



**PRIVATE & GATED SINGLE-STORY BEVERLY HILLS ESTATE**


This private and gated single-story estate sits on one of the most desirable streets in Beverly Hills, near the iconic Beverly Hills Hotel. This home boasts four bedrooms, four baths, and a floor plan that was made for entertaining with vaulted ceilings, chef's kitchen, and elegant dining room. Step out from almost any room into the resort-like backyard that features a relaxing seating area around a fire pit, sparkling pool, and spa.

MLS#19-430222  
Pate Stevens 310.467.7253  
NOURMAND & ASSOC.

www.patestevensgroup.com

**02 Beverly Hills Post Office** *Single Family*

<b>12094 SUMMIT CIR</b>	Refresh.	11-2	<b>NEW</b>
<b>\$7,999,999</b>	6+7	2sty-CONTEMP MED	



**BEST VALUE IN SUMMIT**

Priced To Sell, SUBMIT ALL OFFERS, Best Value in the Summit. Exquisite former home of Britney Spears, 6 bed/7 bath Med Villa located in the guard gated Summit of Beverly Hills. Incredible volume & space with a zen feel throughout, lush landscaping and water features, includes a sep maids quarter, large master suite with his/her baths, fireplace, open kitchen with breakfast nook open to fam room, indoor/outdoor resort feel with all downstairs rooms opening to backyard salt pool and spa.

George Kahwaji 3109945060  
RODEO REALTY

<b>1141 ANGELO DR</b>	Open	11-2	<b>NEW</b>
<b>\$4,900,000</b>	4+4.5	MID-CENTURY	



**PURE MID-CENTURY MODERN**

Designed by award-winning architect Donald Perry Polsky, FAIA in 1959. Greeted by a fountain, walls of glass, & sublime architecture, one enters into an expansive living room w/FP that seamlessly opens to a lush/private backyard w/a sexy pool & spa for the ultimate indoor/outdoor lifestyle. Great scale thru-out w/a thoughtful floor plan. The den, eat-in kitchen, & master BR also open to the exterior. 2 add'l BRs & a maid's off the kitchen. Includes rare 3 car on-site parking + gated motor court.

Richard Ehrlich 310-860-8885  
WEA

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TUESDAY

<b>9714 OAK PASS RD</b>	Open	11-2	<b>NEW</b>
<b>\$4,475,000</b>	4+5	SPANISH	



**STUNNING SPANISH ON COVETED OAK PASS RD**

4 bed, 4.5 bath Spanish + attached, 3 room guest house with separate entrance for a total of 5 bed, 5.5 baths on 1/2 acre of magical grounds, located on celebrity studded Oak Pass Rd. Luxurious master has sitting room, fireplace, private balcony w/ expansive canyon views. Cook's kitchen, high ceilings, French doors open to charming brick patios. Guest casita is perfect for office/studio. Coveted Warner Ave. school district. Oak Pass is private, gated road. Push buzzer for entry.

MLS#19-425496  
Andrea Best/Sheila Rose 310.890.1521  
NOURMAND & ASSOC.

www.9714OakPass.com

<b>1271 ST IVES PL</b>	Open	11-2	<b>NEW</b>
<b>\$6,995,000</b>	4+6	MODERN	




**NEWLY PRICED**

Extremely private modern showplace located behind gates in the most prime section above the Sunset Strip. Spectacular head-on city views from every room, great living room with soaring ceilings looks over entire Los Angeles Basin and sparkling swimming pool, incredible media room/theater gourmet, commercial kitchen, and unbelievable master suite. A private terrace, beautiful swimming pool and wonderful outdoor areas complete this incredible package. The perfect house for entertaining.

MLS#19-433774  
Carl Gambino 310-860-8889  
WEA

www.1271stivesplace.com/?mls

<b>1930 BENEDICT CANYON DR</b>	Open	11-2	<b>red</b>
<b>\$4,495,000</b>	5495000	5+6 2sty-MEDITERRANEAN	



**\$1 MILLION REDUCTION, BRING ALL OFFERS!**

Exceptional Price Reduction! A gated canyon retreat! This stunning Mediterranean home boasts 2 levels of exquisitely designed architecture. The 1st level, w/ its high ceilings, detailed moldings, & French doors gives a unique touch to the floor plan. The house includes 25ft ceiling foyer, over sized living room, large dining room, library, and top of the line chef's kitchen that opens up to the family room. The 2nd level has 3 spacious family suites and the grand master suite. Entertainer's home!

MLS#18-346366  
Haleh Mahboubi Gabbay 310-666-1464  
COMPASS

1930benedictcanyon.pacunion.la

<b>1830 N STANLEY AVE</b>	Open	11-2	<b>NEW</b>
<b>\$6,995,000</b>	4+4	MODERN	




**CONTEMPORARY WITH VIEWS!!**

This stunning contemporary estate sits high above a long private driveway. This open floor plan allows for the exceptional city to ocean views to be seen from every room throughout the house. The custom kitchen is equipped with Viking appliances and marble center island. Relax in the expansive backyard featuring a pool and spa. Two luxurious master suites with sizable walk in closets, maid's quarters, and two additional generously sized bedrooms create the perfect home.

MLS#19-434034  
Josh Flagg 3107203524  
RODEO REALTY - BEVER

BBQ,Blt-Ins,Cbl,Frzr,Rng/Ovn,Other

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




**MODERN MASTERPIECE WITH UNOBSTRUCTED VIEWS**

The best unobstructed views and refreshing ocean breezes. Renovated designer home with high ceilings, oak flooring, 2 fireplaces, kitchen with Miele appliances, walnut cabinets, Sonos sound & cameras controlled from your phone. This 4 bedroom, 4 bath home features 3,060 sq. ft. of which 1,000 sq. ft. is the master suite. The most incredible illuminated glass railed rooftop deck with 360 degree views of Downtown, Century City & Catalina Island that's set up with speakers/sound for entertaining.

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

Dshwshr,Frzr,Grbg Disp,Hood Fan,Micro

<b>2501 CAROB DR</b>	Open	11-2	<b>NEW</b>
<b>\$4,195,000</b>	4+3	1sty-CONTEMPORARY	



**DEVELOP ON YOUR OWN PRIVATE KNOLL**

Amazing development opportunity on your own private knoll in the Hollywood Hills. Spectacular views of the ocean, city lights & hills. Located on a cul-de-sac street with a long gated driveway, this location is ideal for building your dream compound. The property includes 2 adjoining parcels and totals almost 1-acre with a huge flat pad. Ideal for an end-user with vision to build or remodel the existing home or a developer to take advantage of a rare combination of land, privacy and location.

MLS#19-434670  
J. Cilic / C. Nassir 310.925.1402  
SOTHEBY'S / COMPASS

www.2501carob.com

<b>3015 DEEP CANYON DR</b>	Open	11-2	<b>rev</b>
<b>\$3,299,000</b>	5+6	MODERN	



**RARE SINGLE-STORY MODERN ON HUGE FLAT LOT IN BENEDICT HILLS**

Incredible opportunity to own a huge, appx 16,000 sqft Flat lot in the quiet & private enclave of Benedict Hills, 90210. This rare single-story, modern architectural has a welcoming floor plan w 5 Bedrooms, 6 Baths & an over-sized Master Suite w dual bathrooms & closets. The Kitchen overlooks the park-like grounds of the backyard replete w large grassy areas, a gorgeous pool w spa & an abundance of lounge space for entertaining. Vaulted ceilings in the Dining, Living & Family rooms.

MLS#19-422078  
David Konheim 310-803-9999  
HILTON & HYLAND

HiltonHyland.com

<b>3512 MULTIVIEW DR</b>	Open	11-2	<b>NEW</b>
<b>\$3,800,000</b>	3+3	ARCHITECTURAL	



**1961 BUFF & HENSMAN ARCHITECTURAL**

Just three houses off of Mulholland sits this spectacular mid-century estate by Buff & Hensman A.I.A. Set down a private gated drive with pool, city, mountain and landmark views. Nearly every room has walls of floor to ceiling glass to take in the stunning setting. The property feels like an architectural compound...down a lushly landscaped path sits a separate post & beam guest house that's perched over a sun-drenched pool with expansive canyon views & the lights of Hollywood.

John Galich 310-461-0468  
RODEO REALTY INC.

www.3512MultiviewDrive.com

**03 Sunset Strip - Hollywood Hills West** *Single Family*

<b>1271 ST IVES PL</b>	Open	11-2	<b>NEW</b>
<b>\$6,995,000</b>	4+6	MODERN	



**THE PERFECT HOUSE FOR ENTERTAINING**

Extremely private modern showplace located behind gates in the most prime section above the Sunset Strip. Spectacular head-on city views from every room, great living room with soaring ceilings looks over entire Los Angeles Basin and sparkling swimming pool, incredible media room/theater gourmet, commercial kitchen, and unbelievable master suite. A private terrace, beautiful swimming pool and wonderful outdoor areas complete this incredible package.

MLS#19-433774  
Kurt Rappaport 310-860-8889  
WEA

Blt-Ins,Hood Fan,Rng/Ovn,Fridg

<b>7829 TORREYSON DR</b>	Open	11-2	<b>NEW</b>
<b>\$3,795,000</b>	4+5	ARCHITECTURAL	



**STUNNING ARCHITECTURAL WITH AMAZING VIEWS!**

Enter into this stunning architectural modern, greeted by expansive city and mountain views. The house features a fantastic open floor plan, with large master suite, generous walk in closets, and stunning kitchen. A lower level bedroom wing with gallery hallway leads to the second en-suite master bedroom, guest bedroom and full bath with its own entrance, a fourth bedroom which doubles as an office.

MLS#19-434304  
Josh Flagg 3107203524  
RODEO REALTY - BEVER

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

TUESDAY

<b>8625 WONDERLAND AVE</b>	Open	11-2	<b>NEW</b>
<b>\$3,699,000</b>	5+6	CRAFTSMAN	
	<p>Tudor Inspired 1930's mini-estate combines European craftsmanship with modern upgrades &amp; amenities throughout approx. 4000 sq.ft. of living space; situated on approx. 1/4 acre of lushly landscaped grounds with gated, swimmer's pool; patios, outdoor BBQ, gathering terraces &amp; grassy areas for guests and kids to roam. Located in award-winning Wonderland S.D. Majestic living room w/ wood-beamed cathedral ceiling, peg-&amp;-groove flooring, fireplace, built-in bookshelves; French doors &amp; viewing deck.</p>		
<p>MLS#19-430596 J. Steiner &amp; J. Yarfitz 310-666-1454 ENGEL &amp; VOLKERS BH</p>		<p>Dshwshr,Dryer,Wshr</p>	

<b>1240 SIERRA ALTA WAY</b>	Open	11-2	<b>rev</b>
<b>\$10,495,000</b>	4+6	2sty-MODERN	
	<p><b>CASA DOLOMITE: A TROPICAL OASIS IN THE HEART OF IT ALL</b> Casa Dolomite: A tropical oasis in the heart of it all, nestled between legendary Trousdale Estates &amp; Bird Streets, this Organic Modern offers a lifestyle unheard of until now. Paradise awaits you, steps away from the Sunset Strip &amp; all it has to offer; Soho house, Sushi Roku &amp; legendary Roxy &amp; Rainbow Room all less than 150 steps away. Behind gates &amp; lush landscaping is a unique blend of the Sunset Strip &amp; Thailand. This design &amp; location rarely comes up.</p>		
<p>MLS#18-402012 Brick &amp; Branden Williams 310.691.5935 HILTON &amp; HYLAND</p>		<p>Williams &amp; Williams Estates Group</p>	

<b>1716 COURTNEY AVE</b>	Refresh.	11-2	<b>NEW</b>
<b>\$2,999,999</b>	4+5	2sty-MODERN	
	<p><b>BRAND NEW 4 BD 5 BA MODERN FARMHOUSE WITH POOL AND CABANA</b> Stunning 2-story brand new modern farmhouse situated on a quiet tree-lined street just five minutes away from the famed Chateau Marmont. This showpiece of modern-day elegance is conscientious of the outdoors by bringing natural light and the sky into its beautiful interiors. Boasting over 12-foot ceilings throughout, every room has been carefully appointed and exudes sophistication.</p>		
<p>MLS#19-430006 Gil Dirige/Jay Martinez 310-801-0317 COMPASS SUNSET STRIP</p>		<p>www.1716CourtneyAvenue.com</p>	


<b>1730 RISING GLEN RD</b>	Open	11-2	<b>rev</b>
<b>\$9,980,000</b>	6+6.5	1sty-MODERN	
	<p><b>OSCAR WORTHY SINGLE LEVEL</b> Unsurpassed new construction single level home with 14 ft. high ceilings and 6,137 sq. ft. of open floor living space. 5 en-suite bedrooms &amp; 6.5 baths, great room, dining area with Limestone wall, game room, screening room, 4 fireplaces, Crestron Automation, saltwater pool &amp; spa and backyard for entertaining. The gourmet kitchen features Gaggenau &amp; Miele appliances, &amp; island large enough to seat 7. The home opens up to pool &amp; spa for great indoor/outdoor living. Gated, secure and private.</p>		
<p>MLS#18-402360 Paul Wylie 323-515-9585 LAMERICA REAL ESTATE</p>		<p>BBQ,Blt-Ins,Clng Fan,Dshwshr,Dryer,Other</p>	

<b>2392 ACHILLES DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,749,000</b>	4+5	MEDITERRANEAN	
	<p><b>AMAZING DEVELOPMENT OPPORTUNITY IN PRIME MT. OLYMPUS</b> Incredible opportunity to renovate or develop the home of your dreams in prime Mt. Olympus among multi-million dollar estates. This 4 bedroom, 5 bathroom home has amazing bones with outstanding potential, including soaring high ceilings, crown moldings and hardwood floors throughout. This home is a perfect blank canvas for you to bring your dream home to life just minutes away from the best nightlife, restaurants, and shopping on the Sunset Strip.</p>		
<p>MLS#19-434126 Neyshia Go 310-882-8357 COMPASS</p>			

<b>9145 ST IVES DR</b>	Lunch	11-2	<b>rev</b>
<b>\$7,995,000</b>	6+7	CONTEMPORARY	
	<p><b>ENJOY THE HOLLYWOOD HILLS LIFESTYLE AT ITS FINEST</b> Newly rebuilt architectural estate with high end modern finishes and one of a kind rooftop entertainer's deck showcasing exceptional panoramic views. This masterpiece is situated in one of the world's most sought-after neighborhoods, on a quiet street just two blocks from Sunset boulevard. Take the glass elevator to the indoor/outdoor entertaining areas or walk up the stairs through floating water.</p>		
<p>MLS#18-390928 Vangelis Korasidis 310-247-1500 COLDWELL BANKER BH</p>		<p>Architectural Estate w/Panoramic Views!</p>	


<b>8404 KIRKWOOD DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,248,000</b>	4+3	1sty-CAPE COD	
	<p><b>CANYON RETREAT WITH GUEST STUDIO</b> Past a serene front garden &amp; through the foyer, one is drawn into the adjoining dining &amp; living room, bordered by the kitchen w/top-tier appliances &amp; a custom tile backsplash—all inundated w/natural light. Via the hallway off the kitch, one will find two beds w/a shared bath, as well as the master, complete w/a garden view, closet &amp; marble-clad bath. Beyond the interior lies a multi-level outdoor setting to both entertain &amp; relax. Here, one can also find a guest home, featuring a bedroom &amp; bath.</p>		
<p>SMITH &amp; BERG   STADLER 310.500.3931 COMPASS</p>		<p>8404kirkwood.com</p>	

<b>8590 HOLLYWOOD</b>	Open	11-2	<b>rev</b>
<b>\$6,995,000</b>	3+5	3sty-MODERN	
	<p><b>BREATHTAKING RENOVATED MODERN WITH POOL AND VIEWS</b> Courtyard entry &amp; limestone exterior facade. Dining &amp; living areas w/city views. Reclaimed solid oak floor in herringbone. Kitchen w/dual islands, custom cabinetry, integrated Sub Zero/Wolf Appl's, honed Nero Marquina countertops, flanked by a 400 square foot patio w/firepit &amp; expansive city views. Master suite w/80 sq ft pvt patio, custom walk-in closet w/ island, breathtaking master bath. 2 add'l bdrm suites &amp; a great room. Raised infinity edge pool w/glass tile &amp; black pebble finish w/views.</p>		
<p>MLS#19-429084 Berkman Lewis/Bryant 3104355714 DE/COMPASS</p>		<p>www.8590Hollywood.com</p>	

<b>2035 ROSILLA PL</b>	Lunch	11-2	<b>NEW</b>
<b>\$999,000</b>	2+2	POST & BEAM	
	<p><b>CREATIVE SANCTUARY IN LAUREL CANYON</b> This 1956 post and beam home is a Bohemian heaven. The open plan LR, DR and kitch is anchored by a fireplace and surrounded by windows with lush green views. The MBR includes a sitting area, plentiful closet space, ensuite bath and deck. The garage has been converted to allow for a multitude of purposes. Outside, a spacious and private patio invites you to have a soak in the spa and watch the stars. Come home to this warm and welcoming oasis in the Wonderland School district.</p>		
<p>Tori Horowitz 323-203-0965 COMPASS</p>			

<b>9279 SIERRA MAR DR</b>	Open	11-2	<b>rev</b>
<b>\$6,495,000</b>	3+3	TRADITIONAL	
	<p><b>DESIGNER TRADITIONAL WITH VIEWS FROM DTLA TO THE OCEAN</b> Stunning designer Traditional with exquisite fixtures &amp; finishes throughout opens to expansive downtown to ocean views. Sited off of famed Doheny Dr on a quiet street, this beautiful home is situated behind gates with a spacious motor court. A perfect entertainer's home that seamlessly creates the quintessential LA lifestyle of indoor/outdoor living with patio, private pool, spa, in ground fire pit and separate guest quarters. Enjoy magical sunsets in this perfect oasis in the hills!</p>		
<p>MLS#18-398392 Helbling / Kirman 310-849-2485 COMPASS</p>			


TUESDAY

<b>7039 SENALDA RD</b>	Open	11-2	<b>rev</b>
<b>\$3,500,000</b>	4+5	3sty-ARCHITECTURAL	
			
<b>IMPRESSIVE MID-CENTURY ARCHITECTURAL</b>			
<p>Nestled in the coveted celebrity enclave of the Outpost Estates, this impressive architectural offers complete privacy and sophistication, displaying the finest in Mid-Century modern design. Famed Los Angeles architect, Hal Levitt, designed the home and made it his personal residence from 1964-2004. An essential component to the home's design is that it is immersed in its natural milieu, highlighted by lush drought-tolerant landscaping.</p>			
MLS#19-429806		Blt-Ins,Dshwshr,Dryer,Grbg Disp,Rng/Ovn	
Joshua Myler THE AGENCY			


<b>2112 ROSCOMARE RD</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,695,000</b>	3+2	MID-CENTURY	
			
<b>AMAZING OPPORTUNITY TO LIVE IN BEL-AIR</b>			
<p>Just minutes from Gold-ribbon winning Roscomare Road Elementary school. With its mature landscaping &amp; clean mid-century bones, this home brings tranquility as it is, but also sparks the imagination for those inspired by its potential. With three bedrooms, one office/den, double-sided fireplace and kitchen/sunroom this property is a must-see for the buyer looking to put their special touches on a dreamy canvas. Capturing Catalina glimpses, especially during sunset will become your new pastime.</p>			
MLS#19-434536		HiltonHyland.com	
Keeley Smith R. Maslan HILTON & HYLAND		646.512.0870	

**04 Bel Air - Holmby Hills** Single Family

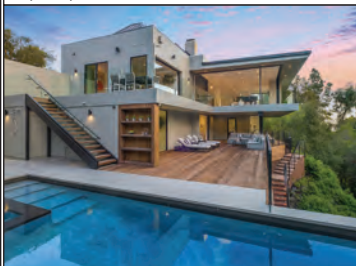
<b>930 ROSCOMARE RD</b>	Open	11-2	<b>NEW</b>
<b>\$9,600,000</b>	6+7	TRADITIONAL	
			
<b>TIMELESS ELEGANCE IN LOWER BEL AIR / COMPLETED IN 2019</b>			
<p>Extraordinary Traditional in lower Bel Air, completed in 2019. Enter through a grand 2 story foyer into vast dual living rooms &amp; dining room. Your guests will seamlessly transition to a serene &amp; private backyard w/ majestic water feature, ambient lighting, pool, wading pool, spa, spacious lawn, outdoor dining area &amp; bar. The Master Suite is its own escape w/ lavish bathroom, walk-in closet &amp; balcony. Gated with onsite parking for 8 cars &amp; controlled with state of the art home automation system.</p>			
MLS#19-432362		310-849-2485	
Helbling / Kirman COMPASS			

<b>120 UDINE WAY</b>	Open	12-2	<b>rev</b>
<b>\$15,995,000</b>	7+6		
			
<b>RARE OPPORTUNITY IN PRIME BEL AIR LOCATION!</b>			
<p>Rare Opportunity in Prime Bel Air location! 2- story Georgian Traditional Tennis Court estate in prime lower Bel Air on cul de sac street. Walled and double gated on ¾ flat acre with detached guest house and 4 car garage Needs TLC and brought up to today's lifestyle. Great yard with lighted tennis court, large pool, and open grass lawn areas for entertaining and families. Endless possibilities to make this amazing estate your dream luxury resort-style home.</p>			
MLS#18-407650		Bit-Ins,Dshwshr,Dryer,Grbg Disp,Micro	
Valerie Fitzgerald COLDWELL BANKER RESI		3102857515	

<b>11756 WETHERBY LN</b>	Open	11-2	<b>NEW</b>
<b>\$5,950,000</b>	7+10		
			
<b>CUSTOM BUILD HOME IN BEL AIR CREST</b>			
<p>Tailored upgrades, Oversized en suite bedrooms, Formal dining and living room. Eat in kitchen, plus upstairs playroom, separate guest flat, and home theatre w/ stage and gym.</p>			
MLS#18-415222		HiltonHyland.com	
Zach Goldsmith HILTON & HYLAND		310.908.6860	

<b>14655 MULHOLLAND DR</b>	Open	12-2	<b>rev</b>
<b>\$8,995,000</b>	6+9	CONTEMP MED	
			
<b>UNIQUE PRIVATE MEDITERRANEAN ON 1.67 ACRES</b>			
<p>Enter private gates of this 11,500-sf estate on 1.67 acres. This modern Mediterranean unfolds with 30 feet of windows of the inviting views, features 12ft ceilings, large dining and chef's kitchen and family room. This home has two levels of family living including a library, wine room, gym, 6 bedrooms - massive master bedroom, sitting room, luxurious bath and closets, huge game room, indoor pool, and movie theater, putting green, rolling yard and your very own 50 ft dinosaur!</p>			
MLS#18-415222		Bit-Ins,Dshwshr,Dryer,Elvtr,Frzr,Other	
Valerie Fitzgerald COLDWELL BANKER RESI		310-285-7515	

<b>10819 VIA VERONA ST</b>	Refresh.	11-2	<b>NEW</b>
<b>\$2,898,000</b>	4+3.5	1sty-CONTEMPORARY	
			
<b>HUGE LOT READY TO UPDATE OR REBUILD!</b>			
<p>Incredibly private 18,695 sq ft lot. Beautifully and lovingly maintained, first time on the market in over 50 years. Set on the quiet and peaceful Via Verona St in the heart of Bel Air. Full of potential, update and refresh this charming family home or rebuild your substantially larger dream house!</p>			
MLS#18-411588		10750Chalon.com	
Caroline Fleck COLDWELL BANKER		310-508-5979	

<b>10750 CHALON RD</b>	Open	11-2	<b>rev</b>
<b>\$7,995,000</b>	5+6	CONTEMPORARY	
			
<b>NEWLY REBUILT CONTEMPORARY OASIS W/FLOATING POOL</b>			
<p>Situated in coveted Bel Air enveloped by lush landscaping for privacy. Spacious main level flows living, dining &amp; kitchen detailed by 2 fireplaces &amp; Fleetwood doors for indoor/outdoor living. Chef's kitchen w/ss Wolf &amp; Miele appliances, Sub-Zero wine fridge &amp; open hearth. Master w/Fleetwood doors to deck, walk-in closets, tub, glass shower, floating vanity &amp; volakas marble. 5-star hotel-like yard w/pool, spa, shower &amp; areas for dining/lounging al fresco. An unrivaled &amp; serene masterpiece!</p>			
MLS#18-411588		10750Chalon.com	
Sally Forster Jones COMPASS		310.579.2200	

<b>2008 LINDA FLORA DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,795,000</b>	3+2	1sty-MID-CENTURY	
			
<b>BEAUTIFUL MOUNTAIN, CANYON &amp; CITY VIEWS</b>			
<p>This well cared for mid-century Bel Air home has unobstructed eastern city, mountain, and canyon views. Opportunity abounds! Move in as is, or change. Large windows and glass doors allow the sunshine to flood this home in the morning, and in the evening the viewing of city lights. Living room with open dining area spanned by beautiful hardwood floors. Grassy yard and large patio. Easy access to Roscomare Rd. elementary, UCLA, and the freeways.</p>			
MLS#19-424214		Blt-Ins, Washer,Dryer,	
Rosanne Howard SOTHEBY'S INTERNATIO		3109681815	

<b>2759 AQUA VERDE CIR</b>	Open	11-2	<b>rev</b>
<b>\$2,295,000</b>	5+4	CONTEMPORARY	
			
<b>CONTEMPORARY ONE-STORY HOME IN CASIANO</b>			
<p>Contemporary one- story home in Casiano spacious + open floor plan, marble and wood flooring. Large kitchen, ideal for entertaining. Large backyard with pool. Also available for lease. Pots and plants not included.</p>			
MLS#19-420982		BBQ,Dshwshr,Dryer,Grbg Disp,Fridg	
Doris Safizadeh NORMAND & ASSOC.		310.888.3369	

**05 Westwood - Century City** Single Family

<b>321 S BENTLEY AVE</b>	Lunch 11-2	<b>NEW</b>
<b>\$3,195,000</b>	4+3.5 TRADITIONAL	
<b>WESTWOOD HILLS TRADITIONAL BEAUTY</b>		
<p>Elegant Traditional family home in fabulous quiet location in Westwood Hills. 4 bedrooms, 3.5 baths, Den plus large Family room w/custom built-ins. Gorgeous ebony hardwood floors throughout. Sun drenched Living &amp; Dining room open w/french doors to lovely brick patio perfect for entertaining and huge flat upper grassy yard. Stunning remodeled kitchen w/Viking appliances. The master suite has beamed cathedral ceilings with 2 spacious walk-in closets. Attached 2 car garage, 3 zone heating/air.</p>		
<p><b>Lori Hashman Berris</b> 3108803061 <b>SOTHEY'S INT REALTY</b></p>		Alarm, built ins, washer/dryer, range

<b>2140 FOX HILLS DR</b>	Open 11-2	<b>NEW</b>
<b>\$2,299,000</b>	4+4 MEDITERRANEAN	
<b>GORGEOUS MEDITERRANEAN IN PRIME WESTWOOD LOCATION!</b>		
<p>Prime location in the Westwood Charter School District. High ceilings accent hardwood and tile flooring throughout an elegant and expansive floorplan. Breakfast area opens to the family room with a fabulous wet bar. A stunning master bedroom suite offers a walk-in closet and en suite bath while the secondary bedrooms share a dual bath. Private backyard oasis with an incredible built-in waterfall &amp; tranquil pond. Easy access to LA &amp; nearby Westfield Century City, UCLA, Beverly Hills, &amp; more!</p>		
<p><b>Aram Afshar</b> 310-385-3174 <b>COLDWELL BANKER BHN</b></p>		Dshwshr,Frzr,Grbg Disp,Rng/Ovn,Fridg

**05 Westwood - Century City** Condo / Co-op

<b>10450 WILSHIRE #8A</b>	Open 11-2	<b>NEW</b>
<b>\$1,499,000</b>	3+2.5	
<b>CORNER UNIT WITH JETLINER VIEWS AT THE CHURCHILL</b>		
<p>Welcome to The Churchill, a luxury concierge high rise on prestigious Wilshire Corridor. Sun-soaked south-facing corner unit boasts 3 bedrooms, 2.5 bathrooms, and unobstructed jetliner views from the ocean to the mountains. Light and open floor plan features beautiful hardwood, recessed lighting, and sound system throughout. Spacious kitchen with modern top of the line appliances. Master with brand new custom cabinetry. Full-service building also provides a fitness center, pool, and valet.</p>		
<p><b>David Kramer</b> 310-691-2400 <b>HILTON &amp; HYLAND</b></p>		www.davidkramer.group

<b>2122 CENTURY PARK LN, UNIT 216</b>	Lunch 11-2	<b>NEW</b>
<b>\$1,170,000</b>	3+2.5 CONTEMP MED	
<b>FAB RESORT STYLE LIVING AT LUXURY GUARD GATED PARK PLACE!</b>		
<p>Bright and Spacious 3 bed+2.5 bath interior facing condo with lush tree top &amp; city views. Desirable corner unit. Living rm w/frpl, formal dining area &amp; generous eat-in kitchen with glass block wall. Plantation shutters with open views from all windows. Mstr Bdrm suite w/ frpl, multiple closets &amp; ensuite bath+ 2 additional bdrms, full bathrm &amp; guest bathroom. Amenities include 3 pools,4 tennis cts, gym &amp; sauna+24 hr security. 2 side x side parking. Live in luxury in the heart of Century City</p>		
<p><b>Bess Hochman</b> 310.291.4111 <b>HOCHMAN ADVISORS</b></p>		frpl, central air/heat,dshwh,range/oven

<b>10445 WILSHIRE #303</b>	Open 11-2	<b>NEW</b>
<b>\$1,049,000</b>	2+2 CONTEMPORARY	
<b>IMACULATLY REDONE UNIT AT THE FULL SERVICE "THE GRAND"</b>		
<p>This luxurious North facing unit is ideal for entertaining. Custom Chefs kitchen w top of the line appliances including Sub-Zero, Miele, &amp; Wolf. Spacious master, walk in closet, double sinks, shower &amp; steam room feature Onyx marble. 2nd bedroom &amp; full bathroom. Laundry in unit. This resort-style full service building with pool, spa, fitness center, conference room, 24 hour security, valet &amp; concierge team. A couple minute drive from Century City, Beverly Hills, &amp; UCLA</p>		
<p><b>Ness Krief</b> 310-430-0667 <b>VIRTUAL REAL ESTATE</b></p>		Cbl,Dshwshr,Dryer,Frzr,Grbg Disp,Other

<b>10633 HOLMAN AVE, UNIT 5</b>	Refresh. 11-2	<b>NEW</b>
<b>\$1,010,000</b>	2+2.5 2sty-CONTEMPORARY	
<b>BEAUTIFUL REMODELED CONDO IN PRIME WESTWOOD</b>		
<p>This chic 2 bed, 2.5 bath, plus loft residence offers a generous open floor plan, high ceilings, fireplace, expansive windows, and is light-filled throughout. The well-appointed kitchen offers quartz counters, custom Italian cabinetry, &amp; top of the line appliances. An impressive master w/ a walk in closet, hardwood floors, &amp; additional built ins. Features in-unit washer/dryer, spacious 2nd bedroom, large upstairs loft, &amp; private rooftop sundeck! A must see!</p>		
<p><b>Jonathan Mogharrabi</b> 3106331300 <b>THE AGENCY</b></p>		* SEE FULL PAGE AD *

<b>1814 THAYER AVE #5</b>	Open 11-2	<b>NEW</b>
<b>\$799,000</b>	2+3 3sty-CONTEMPORARY	
<b>TONS OF LIGHT!</b>		
<p>Multi-level extremely light and bright top floor townhome type condo unit with views from balcony to ocean on a clean day. Very sought after condo in fabulous location Enter on one level and go down to living room w/ fireplace w/extra high ceilings.Powder room Master &amp; bath very private. Kitchen w/ enclosed laundry area, wine refrigerator, &amp; gas stove. On upper level is 2nd bdrm/loft &amp; bathroom +lovely deck.Total of 3 patio/decks If you are looking for openness this has to be your unit.</p>		
<p><b>Diane Sharp</b> 310-740-0414 <b>KELLER WILLIAMS BEVE</b></p>		fABULOUS LOCATION!

<b>10116 EMPYREAN WAY #202</b>	Open 11-2	<b>rev</b>
<b>\$1,950,000</b>	2+3 CONTEMPORARY	
<b>TASTEFULLY UPDATED UNIT IN LE PARC</b>		
<p>Foyer entrance opens on to a spacious liv/din area with fplc overlooking a lg balcony conducive to indoor/outdoor entertaining. Beautifully redone kitch w/dbl ovens, gas cooktop and stainless appliances. Breakfast area opens on to greenery and balcony perfect for barbecue or enjoying your morning coffee. Gracious master suite w/dbl walk in closets. Master bath w/spa tub, dbl sinks, and separate shower. Spacious 2nd bed w/own bath. All rms have hi ceilings, recessed lighting, &amp; crown molding.</p>		
<p><b>Laurie Kradin</b> 424-202-5001 <b>DOUGLAS ELLIMAN OF C</b></p>		Blt-Ins,Cbl,Dshwshr,Dryer,Elvtr,Other

**05 Westwood - Century City** Lease

<b>2317 VETERAN AVE</b>	Open 11-2	<b>NEW</b>
<b>\$5,500</b>	2+2 TRADITIONAL	
<p>Pristine, sun-drenched charming California cottage in Westwood. 2 large bedrooms, 2 full baths, plus a 300 SF artist studio or home office separate from main house, combine to over 1600 SF of space.</p>		
<p><b>Timothy Jarrot</b> 3107957807</p>		<b>WESTLINE PROPERTIES</b>

<b>OPEN HOUSE STATUS</b>	<p><b>NEW</b> New, automatic status</p> <p><b>NEW*</b> New, not yet listed</p> <p><b>RED</b> Reduced</p> <p><b>REV</b> Review, automatic status</p> <p><b>BOM</b> Back on Market</p>
<p>Automatic Status: The MLS™ will automatically assign NEW or REV</p>	

**TUESDAY**

TUESDAY

**06 Brentwood** Single Family

<b>126 N ROCKINGHAM AVE</b>		Open 11-2	<b>NEW</b>
<b>\$8,995,000</b>	7+9	2sty-TRADITIONAL	



MLS#19-434288


David Offer 310-820-9341  
BERKSHIRE HATHAWAY

**CLASSIC TRADITIONAL ON LARGE LOT IN PRIME BRENTWOOD PARK**

Warm, inviting, extensively remod 2 sty Trad behind gates & tall hedges on a 21k+ sq ft lot, N. of Sunset in a quiet pocket of BW Park. Well detailed LR, FDR & cozy office/den. Fab cook's kitch, lg brkfst area & fam rm open to patios, lawn, pool & det gst hse. Flex plan incl 7 en-suite BR's, 3 of which make for wful offices, gst qtrs or gym. Extraordinary master w/ terrace, FP, lavish bth, 2 closets & separate office/gym. The perfect Calif Trad home on a huge lot in the most desirable locale.

www.126northrockingham.com

<b>212 S SALTAIR AVE</b>		Open 11-2	<b>NEW</b>
<b>\$4,995,000</b>	5+5	ARCHITECTURAL	




MLS#19-433280

Stephen Sigoloff 310.804.8180  
THE AGENCY

**ARCHITECTURAL HOME IN THE HEART OF BRENTWOOD**

Contemporary, gated, five-bedroom home in the heart of Brentwood designed by Abramson Teiger, AIA, the internationally-acclaimed and profusely-awarded architecture firm. Conceived for the current owners and their family, the impeccably maintained home offers amazing light, high ceilings, wood floors, an open layout, and ample amenities. Large glass sliders open for a seamless indoor-outdoor experience to the expansive yard and pool. Minutes to some of the best retail and restaurants.

<b>11993 BRENTRIDGE LN</b>		Open 11-2	<b>NEW</b>
<b>\$4,595,000</b>	4+5	2sty-TRADITIONAL	



MLS#19-433280

Steven Moritz 310.871.3636  
SOTHEBY'S BRENTWOOD

**BRENTWOOD TENNIS COURT ESTATE**

On private cul-de-sac in Brentwood, this home features its own N/S lighted tennis court, pool/spa & sauna. Formal entry leads to spacious living rm w fireplace. There is fam rm w wet bar & fireplace that opens to yard as well as dining rm. Kitchen has center island w stainless appliances & lrg bfast area w built-ins. 3 beds upstairs incl. spacious master w study, dual baths & closets. Home also has library nook, laundry rm, maid's rm/bath. 3 car garage & plenty off street parking. Rare Offering

<b>2448 PESQUERA DR</b>		Open 11-2	<b>NEW</b>
<b>\$3,995,000</b>	5+6	2sty-TRADITIONAL	



MLS#19-433280

Santiago Arana 310-926-8908  
THE AGENCY

**EAST HAMPTONS STYLE FARMHOUSE**

This beautiful East Hamptons style farmhouse in Brentwood embodies the California lifestyle with a grand two-story foyer and light filled entry. The open floor plan includes a formal living, office and dining room that leads to a chef's kitchen with high-end appliances and a spacious warm family room. The upper floor consists of a private master suite featuring a sitting area with fireplace and a dual vanity master bathroom. Amenities include pool, spa, barbecue, and Control4 Smart system.

www.TheAgencyRE.com

<b>11827 KEARSARGE ST</b>		Lunch 11-2	<b>NEW</b>
<b>\$3,150,000</b>	4+4	TRADITIONAL	



MLS#19-433280

Dan Urbach/Trevor Zien 310.360.5096  
THE AGENCY

**BRENTWOOD FLATS TRADITIONAL**

Warm two-story Traditional ideally situated behind gates and manicured hedges in the heart of the Brentwood flats. This 4bd/4ba home enjoys an abundance of natural light with an open concept family room and dining area. French doors lead to the backyard patio, pool and spa. The downstairs master suite boasts an office, walk-in closet and generous bathroom. Three additional bedrooms upstairs with two full baths. Above the garage is a large bonus studio with hi-vaulted ceilings.

www.11827KearsargeSt.com

<b>801 N KENTER AVE</b>		Open 11-2	<b>NEW</b>
<b>\$2,999,999</b>	5+4	TRADITIONAL	



MLS#19-434310

Josh Flagg 3107203524  
RODEO REALTY - BEVER

**TRADITIONAL ON KENTER AVENUE**

Enter in to this spacious, and private single story traditional residence on the highly sought after Kenter Avenue. No other houses are directly next to the house. The house has been significantly remodeled. New, open floor plan kitchen, completed in 2015, with stainless appliances and exotic granites. Two master suites. Bathrooms done with high end furnishings, including marble, granite, travertine and glass. Very large garage with room for two cars plus extensive storage.

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

<b>141 S CLIFFWOOD AVE</b>		Open 11-2	<b>rev</b>
<b>\$14,995,000</b>	5+8	ARCHITECTURAL	



MLS#18-393408

Ron Wynn 310-621-1772  
COLDWELL BANKER RESI

**AN ARCHITECTURALLY REFINED RENDITION OF SOPHISTICATION**

Open floor plan with volume, steel casement windows, pockets of disappearing glass, and garden views from virtually everywhere with 5 beds/8 baths on 2 levels. Downstairs boasts a sun-filled living room, over-sized dining room with climate-controlled wine storage, fabulous kitchen and secondary kitchen with custom cabinetry, and beautiful family room with breakfast nook opening to a heated loggia with fireplace. Estate grounds with pool, and spa. Private and gated 21,000 sq. ft. lot.

BBQ,Dshwshr,Dryer,Grbg Disp,Hood Fan

<b>12710 MARLBORO ST</b>		Open 11-2	<b>rev</b>
<b>\$10,900,000</b>	6+9	TRADITIONAL	



MLS#18-394972

Mary Lu Tuthill 310-979-3990  
COLDWELL BANKER

**AWARD WINNING BRENTWOOD PARK HOME**

An invitation to live life at full stride. A vision of luxury living for today. Gentrified rooms with high ceilings, sunlight bouncing off reflective surfaces, inspiring an easy, unpretentious lifestyle. Open to the family room, the eat-in kitchen is state of the art; the hub of a busy family's activities and the hot spot for casual dinner parties. Lots of room for children or guests in 6 generous BR suites. Filled with happy energy, and all the amenities and activities anyone would wish for.

Blt-Ins,Dshwshr,Rng/Ovn

<b>11982 DOROTHY ST</b>		Open 11-2	<b>rev</b>
<b>\$3,395,000</b>	5+4	2sty-TRADITIONAL	



MLS#19-427514

Elyse Arbour (310)893-9388  
RODEO REALTY- BRTWD

**STRIKING & STYLISH NEWLY BUILT FARMHOUSE!**

Striking and Stylish newly built 2-sty farmhouse w/a contemporary flair. Sensational open floor plan w/ hdw floors & soaring ceilings throughout. Feat 5 bdrms, incl 1 bdrm downstairs (home office) & 1 full bath + 4 bdrms, loft area & 3 full bath upstairs. Inviting dining area & family rm off kit w/ FP, flr to ceiling sliding glass drs open to pool, spa, BBQ pavilion & expansive backyard. Chef's kit w/center island, SS appls & eat-in area. Luxurious mstr w/ pitched ceiling, spa-like bathroom.

www.11982dorothy.com

**06 Brentwood** Condo / Co-op

<b>11636 MONTANA AVE #311</b>		Open 11-2	<b>NEW</b>
<b>\$1,450,000</b>	3+4	3sty-ARCHITECTURAL	

MLS#19-433914


Jeffrey T. Sandorf 310.625.4099  
THE AGENCY

Spectacular penthouse in the heart of Brentwood. With two bedrooms and a loft, three-and-a-half-bathrooms, soaring ceilings, and a private rooftop deck, this residence is chic and sophisticated.

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

TUESDAY

<b>11636 MONTANA AVE #311</b>	Open	11-2	<b>NEW</b>
<b>\$1,450,000</b>	3+4	3sty-ARCHITECTURAL	



**SPECTACULAR PENTHOUSE WITH LOFT IN BRENTWOOD**

Spectacular penthouse in the heart of Brentwood. With two bedrooms and a loft, three-and-a-half-bathrooms, soaring ceilings, and a private rooftop deck, this residence is chic and sophisticated. The generous, open floor plan is flooded with light and includes a great room with double-height ceilings, floor-to-ceiling glass, balcony, and a bar area. All of this in a contemporary, secure building with a pool, spa, side-by-side parking, and close proximity to shopping and dining in Brentwood.

MLS#19-433914  
Jeffrey T. Sandorf 310.625.4099  
THE AGENCY

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

<b>11923 DARLINGTON AVE #101</b>	Open	11-2	<b>NEW</b>
<b>\$1,049,000</b>	2+3	CONTEMPORARY	



**BEAUTIFULLY DESIGNED CONDO IN THE HEART OF BRENTWOOD**


This beautifully designed and meticulously cared for residence is conveniently located in the heart of Brentwood. The residence features a spacious, open floor plan with a formal living room and fireplace, dining area, gourmet kitchen with ample countertop space, maple cabinets, and stainless steel appliances. This newer, eight-residence building offers two gated side-by-side parking spaces, guest parking, and a rooftop sundeck. Located a stone's throw from Brentwood shops and restaurants.

MLS#19-427134  
Jon Grauman 424-238-2484  
THE AGENCY

Blt-Ins,Rng/Ovn,Fridg

**06 Brentwood** Lease

<b>11400 BERWICK ST</b>	Open	11-1	631J3	<b>NEW</b>
<b>\$7,695</b>	4+3	1sty-TRADITIONAL		



**BRENTWOOD GLEN TRADITIONAL TUCKED AWAY ON PRIVATE CORNER LOT**

Beyond the charming gate & plethora of greenery, you will find yourself nestled in a world of peace/privacy. The formal entryway leads to an open floor plan ideal for entertaining. Living rm, dining area, breakfast area & kitchen all open to each other creating a spacious living space. Open kitchen leads to spacious, private back yard w/ turf and brick patio. Master suite bath has double sinks & along w/the other baths, is updated. Den w/fpl can also be 4th bed. Hrdwd Flrs, central AC, etc.

MLS#19-433748  
Lisa Mansfield 310.481.4313  
SOTHEBY'S BRENTWOOD

Updated Home on Corner Cul-De-Sac Lot

<b>11336 CASHMERE ST</b>	Open	11-1	<b>NEW</b>
<b>\$4,395</b>	2+2	1sty-TRADITIONAL	



**REMODELED BRIGHT LOWER UNIT IN CHRMING BRENTWOOD GLEN DUPLEX**

Gorgeous unit feels like a home w/open living rm w/large bay windows & spacious formal dining rm. Updated eat-in kitch has SS appl., wood butcher-block counters, subway tile backsplash. Both remodeled baths have large seamless showers & subway tiles. Master bath has separate tub/shower. Private laundry room off kitchen can also be pantry, central A/C, hrdwd flrs, great natural light, charming archways, built-ins, private 2 car side-by-side garage, prvt patio, wonderful residential neighborhood!

MLS#19-427790  
Lisa Mansfield 310.481.4313  
SOTHEBY'S BRENTWOOD

Updated, Spacious Charming Mini-Home

**07 West L.A.** Single Family

<b>2717 BUTLER AVE</b>	Lunch	11-2	<b>NEW</b>
<b>\$949,500</b>	3+1	1sty-TRADITIONAL	



**PRIME NORTH WESTDALE \$949,500**


LIVING-DINING RM OPEN TO KITCHEN AND SUNPORCH. HARDWD FLRS, LOTS OF LIGHT. BACK YARD AWAITS YOUR LANDSCAPING DREAMS! NEAR WHOLE FOODS, CAFES, EXPO LINE, BEACHES, FREEWAYS, GOOGLE, SNAPCHAT, AND SILICON BEACH. GREAT OPPORTUNITY TO REMODEL/ EXPAND. THIS NEIGHBORHOOD COMMANDS PRICES WELL INTO THE MILLIONS. FRESH PAINT IN AND OUT, READY FOR MOVE IN. 2 CAR GARAGE W/ WORK BENCH. TRUST SALE- "AS IS." CALL/ E MAIL LISTING OFC FOR THE "MARKETING PACKAGE" AND "GUIDELINES" BEFORE WRITING AN OFFER"

GWEN TANGUAY 310-390-6655  
REDWOOD REALTY

CEILING FAN, DSHWSHER, RANGE/OVEN, FRIG

**08 Cheviot Hills - Rancho Park** Single Family

<b>2767 FORRESTER DR</b>	Open	11-2	<b>NEW</b>
<b>\$2,395,000</b>	4+3	SPANISH	



**SPANISH GEM W/ENDLESS POSSIBILITIES IN COVETED CHEVIOT HILLS**

Remarkable opportunity on one of the best streets, this estate can be reimaged or completely redeveloped! Courtyard w/ archways & enveloped by landscaping for ultimate privacy. Open floorplan allows rooms to flow together & accented by original details including wood floors, crown molding, stain glass window, beam ceilings & fireplace. Features spacious bedrooms, formal dining, laundry room & more. Relish the California sun in the expansive yard w/large grass pad, brick patio & detached garage

Sally F Jones/Adam Glick 310.579.2200  
COMPASS

2767Forrester.com

**10 West Hollywood Vicinity** Single Family

<b>1246 N GENESEE AVE</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,680,000</b>	4+3	CALIFORNIA BUNGALOW	



**AMAZING WEST HOLLYWOOD REMODELED GATED HOME**

Amazing West Hollywood remodeled gated home with 4 bed 3 bath including the guest house and and backyard with grassy yard & sparkling large pool! Open floor plan includes Living, Dining, Family Room all with gorgeous hardwood floors. Newly remodeled kitchen with granite countertop w/backsplash, stainless steel appliances and custom-made cabinetry opens up the dining area, making it a perfect entertaining space. Newly Remodeled Guest House is detached with fully remodeled bathroom.

MLS#19-427790  
Vangelis Korasidis 310-247-1500  
COLDWELL BANKER BH

Enjoy the West Hollywood Lifestyle

<b>1010 HANCOCK AVE</b>	Refresh.	11-2	<b>rev</b>
<b>\$2,275,000</b>	4+4	ARCHITECTURAL	



**BEAUTIFUL ARCHITECTURAL 4-BEDROOM INCLUDING GUEST HOUSE**

Prime westside of famous West Hollywood! Walk to Sunset Plaza. House may qualify for Mills Act w/low property taxes. Architectural 4-bedroom home w/two-story guest house both with their own private outdoor entertaining areas, gated w/ bamboo hedges, private garden, fountain, & tranquil landscaped w/usable grounds. Master Bedroom suite with newly rebuilt bathroom and French doors that lead to a lovely wood deck for an indoor/outdoor-style living. The TWO-STORY GUEST HOUSE will impress you!

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

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**10 West Hollywood Vicinity** *Condo / Co-op*

TUESDAY


<b>1230 N SWEETZER AVE, UNIT 309</b> Lunch 11-2		<b>NEW</b>
<b>\$725,000</b>	2+2 1sty-CONTEMPORARY	
		
<p><b>BRIGHT TOP FLOOR CONDO W/ AMAZING VIEW OF HOLLYWOOD HILLS!</b></p> <p>Bright top floor WeHo condo with gorgeous views of the Hollywood Hills! Open living space with beautiful hardwood floors, gas fireplace, remodeled kitchen with stainless steel appliances. Spacious bedrooms with plenty of closet space. Master bath boasts steam shower and guest bath has jacuzzi tub. Large balcony for entertaining and sunset cocktails. Gym, sauna &amp; meeting room. Earthquake Insurance. Two side by side parking spots. Easy to show! Don't miss this gem!!! Close to everything!</p>		
<p>Michel Bron (310)467-8042 POWER BROKERS INT'L.</p>		


<b>540 N CROFT AVE, UNIT 6</b> Open 11-2		<b>NEW</b>
<b>\$667,000</b>	2+2 2sty-MEDITERRANEAN	
		
<p><b>BEAUTIFUL UPPER UNIT WITH TREE TOP VIEWS</b></p> <p>Peaceful rear unit w/ private entrance, dedicated parking &amp; lush common areas. Low HOA dues. Other amenities include in-unit washer/dryer &amp; ample guest parking. The kitchen's solid maple flrs&amp; granite countertops combine w/ the living room's gas fireplace make this unit perfect for any buyer. Freshly painted/newly carpeted bedrooms. Common area patio equipped with communal BBQ. A block and a half from Melrose. Best shopping, dining, and nightlife in the city. Rosewood Elem School District.</p>		
<p>Ari Afshar 310-378-5180 COMPASS <a href="http://www.ariafshar.com/540ncroft">www.ariafshar.com/540ncroft</a></p>		

**11 Venice** *Single Family*

<b>665 BROADWAY ST</b> Open 11-2		<b>NEW</b>
<b>\$4,985,000</b>	4+4.5	
		
<p><b>THE BROADWAY HOUSE - NOAH WALKER, AIA</b></p> <p>The Broadway House, presented by Noah Walker, AIA, the visionary behind the renowned Oak Pass House. Seamlessly integrating a 1910 California bungalow with a modern day architectural, The Broadway House blends in perfectly with Abbot Kinney's vision of artistic westside living. Designed to encompass its natural surroundings, this 4 bed 4.5 bath layout is an ideal setting for both entertaining and sophisticated living.</p>		
<p>J Alexander M Partridge 970.710.1665 HILTON &amp; HYLAND <a href="http://AlexanderPartridge.com">AlexanderPartridge.com</a></p>		

<b>2022 ALBERTA AVE</b> Open 11-2		<b>NEW</b>
<b>\$2,849,000</b>	3+4 ARCHITECTURAL	
		
<p><b>AN URBAN ARCHITECTURAL ESCAPE IN VENCIE</b></p> <p>This home exhibits impeccable craftsmanship throughout using natural stone tile, wide plank Oak floors, Italian teak cabinets, and a Texan limestone fireplace. The open floor plan is bathed in natural light by the floor-to-ceiling glass walls. The gourmet kitchen features Miele appliances, Grohe &amp; Duravit fixtures. The third level has 2 bedrooms including the master retreat w/ocean views and walk-in closet. Panoramic rooftop w/BBQ, built-in seating, a fire-pit, and a 4-person hot water spa.</p>		
<p>MLS#19-434302 Jonathan Pearson 310-907-6517 HALTON PARDEE <a href="#">BBQ,Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn</a></p>		


<b>849 DICKSON ST</b> Refresh. 11-2		<b>NEW</b>
<b>\$2,500,000</b>	4+3 2sty-MODERN	
		
<p><b>COASTAL MODERN LUXURY</b></p> <p>Coastal modern in a thoughtfully designed 4 BR in a serene Venice pocket. Smart open-floor plan maximizes comfortable flow &amp; features expansive living/dining area w/ white oak floors &amp; custom fireplace. There are 2 BR on the main level, incl/ a master suite overlooking the park-like backyard. Downstairs: 2 addtl' BR, the fam rm &amp; direct access to a finished garage w/ ample storage. Enjoy the open air kitchen, deck, large eco-smart lawn &amp; fire pit, just perfect for barbecues &amp; outdoor activities.</p>		
<p>MLS#19-434306 Jerry Jaffel/Alison Betts 310-403-4925 COMPASS   ELLIMAN <a href="#">Close to Venice Beach &amp; Abbot Kinney</a></p>		

<b>939 HARDING AVE</b> Refresh. 11-2		<b>NEW</b>
<b>\$1,798,000</b>	2+2 1sty-SPANISH	
		
<p><b>CHARMING SPANISH BEACH BUNGALOW</b></p> <p>This remodeled home on the lovely Harding Ave boasts a traditional exterior, leading into a bright, airy, modern and atmospheric living space. With 2bed/2bath, the interior details include, a custom kitchen, bespoke solid hardwood cabinetry, Italian Carrera counter tops and hardwood flooring throughout. Further features include a great oversized garage area (750 sqft). This wonderful beach home, is in a great location, near all that Venice and Marina Del Rey have to offer.</p>		
<p>MLS#19-432398 Michael Irvine 3104353093 BULLDOG REALTORS, IN <a href="#">Blt-Ins,Dshwshr,Dryer,Frzr,Other</a></p>		

<b>2304 PISANI PLACE, VENICE</b> Open 11-2 671J5		<b>N/A</b>
<b>\$1,399,000</b>	2+2 1sty-SPANISH	
		
<p><b>COSMETIC FIXER IN PRIME VENICE W/ GUEST UNIT</b></p> <p>Trust Sale, Fabulous Fixer, 2 Bed 1 Ba Main House Plus Guest Unit, Close to Abbot Kinney, Wood Floors under Carpet, Lots of Charm, Zoned LAR3, Great for Development or Refurbishment, Short Distance to Venice Beach, Trendy Shops and Restaurants,</p>		
<p>Donna Rothschild 8187838788 RODEO REALTY</p>		

<b>2337 1/2 ABBOT KINNEY BLVD</b> Open 11-2		<b>rev</b>
<b>\$2,195,000</b>	2+2.5 4sty-CONTEMPORARY	
		
<p><b>EXQUISITE ABBOT KINNEY ARCHITECTURAL</b></p> <p>This Venice architectural retreat pairs exquisite modern design w/an unrivaled location on the ever-iconic Abbot Kinney Blvd. This 4-story home is replete w/cedarwood ceilings, steel beams, and a wealth of natural light via floor-to-ceiling windows. The home features 2 bedrooms, located on their own levels, including the expansive &amp; geometrically-designed master suite w/its own terrace &amp; spa-like bath. Incredible rooftop lounge, providing the ultimate spot to drink w/city &amp; mountain views.</p>		
<p>MLS#19-431534 Rick Ojeda (310) 902-7676 COMPASS <a href="#">Viking SS Appliances, Rooftop Deck</a></p>		

**11 Venice** *Income*

<b>510 RIALTO AVE</b> Open 11-2		<b>NEW</b>
<b>\$2,259,000</b>	Duplex TRADITIONAL	
		
<p><b>RARE OFFERING - 6 BED + 2 BA DUPLEX IN VENICE!</b></p> <p>WOW!!! WILL NOT LAST. The ONLY 6 bedroom + 2 bathroom DUPLEX available in VENICE at a great price. CONTACT ME TODAY for this RARE OFFERING. Prime Abbot Kinney. Owner's unit will be delivered vacant, is exquisitely remodeled featuring Oak hardwood floors throughout, open concept custom kitchen w/entertaining island, all new custom self-close cabinetry, granite counters, all new high-end Samsung &amp; Jenn Air stainless appliances. Bathroom is fully remodeled w/all new tiles, tub, fixtures, &amp; floors.</p>		
<p>MLS#19-424908 Danny Mahelka 213.359.4097 COLDWELL BANKER RESI <a href="#">Blt-Ins,Dshwshr,Dryer,Grbg Disp,Micro,</a></p>		


TUESDAY


<b>223 6TH AVE</b>	Open 11-2	<b>NEW</b>
<b>\$1,893,000</b>	Duplex CALIFORNIA BUNGALOW	
	<b>NICE + CLEAN ROSE CORRIDOR DUPLEX</b>	
This traditional duplex is central to all of Rose Corridor shops and restaurants, Venice Beach, and Santa Monica. Each 1 bedroom/1 bath unit possesses the quintessential California charm complete with hardwood floors, white walls and cabinets and tons of natural light. The fascination is in the foliage as you enter through the front gate and into the garden oasis.		
Kerry Ann Sullivan HALTON PARDEE	310-907-6517	www.HaltonPardee.com

**11 Venice** *Lease*

<b>1604 RIVIERA AVE. AVE</b>	Open 11-2	<b>NEW</b>
<b>\$3,150</b>	1+1 1sty-CALIFORNIA BUNGALOW	
	<b>VINTAGE VENICE COTTAGE!</b>	
Charming free standing cottage in the very heart of Venice! Small shared garden/patio spaces-street parking only, washer & dryer shared with (3) other cottages. Hardwood floors, French doors and windows, tiles bath w/claw foot tub! Gated property, perfect for single person seeking a quiet, peaceful place to live! Gas stove and refrigerator provided, no window treatments. Amazing location, no car needed, walk and Uber everywhere! Venice Beach at it's Vintage Finest!		
MLS#19-433868 Joyce Gottlieb COMPASS	3102838931	Dryer,Grbg Disp,Rng/Ovn,Fridg,Wshr

**12 Marina Del Rey** *Single Family*

<b>12840 GILMORE AVE</b>	Lunch 11-2	<b>NEW</b>
<b>\$1,778,000</b>	4+3 2sty-ARCHITECTURAL	
	<b>CHIC NEW POOL HOME WITH YARD!</b>	
Gorgeous Modern pool home w/ indoor/outdoor flow, grand-open living areas, sun-drenched kitchen, private yard w/ pool. Located in the hottest Silicon Beach neighborhood!		
Alison Betts DOUGLAS ELLIMAN	323-309-3976	


<b>4348 ALLA RD</b>	Open 11-2	<b>NEW</b>
<b>\$920,000</b>	2+1 1sty-COTTAGE	
	<b>CHARMING 2 BR/1 BA IN DEL REY!</b>	
Absolutely charming 2 BR/1 BA cottage in an amazing location in Del Rey! Features updated kitchen, newer roof, newer hot water heater, hardwood floors, laundry off the kitchen, dual paned windows and more! Private back yard space with plum and orange trees and 1 car garage that could be transformed into additional living space. Next to all the great shops and restaurants in the Marina and along Washington Blvd. Silicon Beach living at it's finest! Don't miss this opportunity!		
MLS#19-434092 Meghan & Scott KELLER WILLIAMS-SAMO	310-571-8008	Fitzgerald Walker Properties

**13 Palms - Mar Vista** *Single Family*

<b>3710 MEIER ST</b>	Open 11-2 672	<b>NEW</b>
<b>\$2,595,000</b>	5+4 2sty-TRADITIONAL	
	<b>JUST COMPLETED TRADITIONAL BY THE BEACH</b>	
Brand New 5bd 5ba contemporary traditional built to maximize year round comforts of California living indoor/outdoor. Covered porch & entry leads to dining area & fam rm which opens to the bbq & bkdy. Chefs Kitch w/ breakfast nook provides an abundance of island, counter & cabinet space. 1bd/ba down & 4bd/3ba up w/ upstairs den & laundry. Inviting Master suite w/ hi ceilings & FP. Master Bath offers freestanding tub, glass shower, dual sinks & walk-in closet. Backyard is bbq & entertain ready!		
ERIC HASS DOUGLAS ELLIMAN BWD	310.597.2131	RANGE/BBQ/AC/HEAT/FRIDGE/FREEZER

<b>3664 MAY ST</b>	Open 11-2	<b>NEW</b>
<b>\$2,293,000</b>	4+4 2sty-ARCHITECTURAL	
	<b>RUSTIC MEETS MID-CENTURY IN MAR VISTA</b>	
This Mar Vista masterpiece has the warmth and vibe of a Palm Desert getaway yet all the benefits of being centrally located on the west side of Los Angeles. Imagine entering your home with hardwood floors leading to a chef's kitchen complete with custom walnut cabinetry and an outdoor eating area, making dining al fresco a must. Perfect for entertaining, the large outdoor space will especially be utilized for a summer time barbeque with a pool as the main attraction and a yard full of foliage.		
MLS#19-433862 Kerry Ann Sullivan HALTON PARDEE	310-907-6517	www.HaltonPardee.com

<b>11431 FRANCIS PL</b>	Open 11-2	<b>NEW</b>
<b>\$1,595,000</b>	3+3 TRADITIONAL	
	<b>A GARDEN LOVER'S PARADISE WITH BIRDS AND BUTTERFLIES</b>	
This home has excellent square footage and 2 landscaped, native plant dominated large yards. There is a wonderful master suite in the rear that faces the yard, and another master bedroom in front, each with an on-suite bath. There are 3 bedrooms and 3 baths in total plus a den and family room. 2 fireplaces. Central heating and air conditioning. A living room transitions to the den, kitchen, and outdoor atrium that can all be opened up by removing the wall but is perfect just the way it is.		
MLS#19-434050 Ron Wynn COLDWELL BANKER RESI	310-621-1772	Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

<b>11802 WASHINGTON PLACE</b>	Open 11-2	<b>NEW</b>
<b>\$1,299,000</b>	3+4 3sty-MODERN	
	<b>MODERN TRI-LEVEL IN THE HEART OF DEL REY</b>	
Designed by Killefer Flammang Architects, this 3bd/4ba home merges sustainability w/ modern technology to provide a low-maintenance approach to LA homeownership. Light-filled open concept living/dining/kitchen space complete w/ a powder room, bamboo floors & kitchen w/ dining island, stainless steel appliances & color quartz countertops. 11' ceilings, two generously sized patios & rooftop deck w/ 360-degree views. No common walls, attached garage, drought-tolerant landscaping & NEST.		
MLS#19-430906 Partipilo, Kirshner COMPASS	3109557358	Dshwshr,Dryer,Grbg Disp,Hood Fan,Micro

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TUESDAY


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

<b>12016 WASHINGTON PL #105</b> Refresh. 11-2		<b>red</b>
<b>\$808,000</b>	8+4000 2+3 CONTEMPORARY	
	<b>BEACH RESORT LIVING IN THE HEART OF MAR VISTA</b>	
Located in an intimate 15-unit building, this desirable condo has it all for anyone looking to live the Westside life. Step right in and relax in your living room with refinished hardwood floors and a beautiful antiqued fireplace. The kitchen has dark granite counters and a garden window to have the light soak in while you are whipping up your next meal. Next, enjoy lounging on your private outside patio and having the stress melt away with a majestic, lush view of maple trees.		
MLS#19-419060		
Penny Muck 3109076517		www.HaltonPardee.com
HALTON PARDEE		

**14 Santa Monica** Single Family

<b>401 18TH ST</b> Open 11-2		<b>NEW</b>
<b>\$4,995,000</b>	4+4.5 2sty-ARCHITECTURAL	
	<b>EXTRAORDINARY GILLETTE REGENT SQUARE ARCHITECTURAL</b>	
Designed by John Powell AIA. Main lvl ft. 2 sty living rm w/ fireplace. Dramatic 2sty dining rm can host 2 or 2 dozen. Kitchen ft. multiple work stations & outdoor terrace. Family rm w/ fireplace opens to rear garden. 2 ensuites + powder rm complete 1st floor. Core of the home is stairway. Up, master has fireplace, balcony, large bath & closets. Add ensuite up and den adjacent. Lush manicured yard. 2 car garage and studio w/ bath sits at rear of property. Home is meticulously maintained, ready to move in.		
R. Stearns, Bret Parsons 3108509284		
COMPASS		

<b>770 LATIMER RD</b> Open 11-2		<b>NEW</b>
<b>\$4,495,000</b>	5+3.5 MID-CENTURY	
	<b>BEAUTIFUL RUSTIC CANYON HOME</b>	
The reason you move to The Canyon! Private & surrounded by mature Sycamore, Redwood and Oak trees with over 1/2 acre of beautiful gardens. All rooms interface with the lush grounds. Offering 4 bedrooms, 3 baths & family room w/ fireplace down. Separate master suite with high ceilings & office on the upper level. Hdwd floors, cathedral ceiling plus fireplace accentuate the living room. Close to Rustic Canyon Recreation Center, great Canyon restaurants, the beach & Canyon Elementary Charter School		
Isabelle Mizrahi 310-230-3720		
BERKSHIRE HATHAWAY		


<b>1018 YALE ST</b> Open 11-2		<b>NEW</b>
<b>\$4,199,000</b>	5+7 2sty-CONTEMP MED	
	<b>SPACIOUS, MEDITERRANEAN GEM BUILT IN 2011.</b>	
Hardwood floors & elegant details grace this home. Formal foyer with skylights. En-suite bdrm directly off entry. Step down to formal living rm, w/ grand stone fp, & opens to formal dining rm. 1st flr pwr rm. Gourmet kitchen w/ Viking stove, lrg island w/ bar seating, & brkfst area. Family rm w/ coffered ceiling & stone fp. 4 en-suite bdrms upstairs, w/ mstr w/ loft, stone fp, his & her walk-in closets, & balcony. Bonus area upstairs w/ balcony. Bckyrd w/ pool, built-in bbq, large patio & fire pit.		
Kate Bransfield 310.395.1133		
COLDWELL BANKER		Stove, fridge, washer & dryer, solar pan

**OPEN HOUSE STATUS**

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


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

<b>517 11TH ST</b> Open 11-2		<b>NEW</b>
<b>\$3,295,000</b>	3+2 TRADITIONAL	
	<b>STORYBOOK TRADITIONAL NORTH OF MONTANA</b>	
Inviting Storybook Traditional in Santa Monica's North of Montana neighborhood. This charming 3 bed 2 bath home features a living room with vaulted wood beam ceilings and brick fireplace that opens on to a gracious dining room. The country style kitchen has a comfortable breakfast area that opens on to a spacious brick patio with outdoor entertaining area, built in spa, & large grassy yard. Located in the Roosevelt School District and near Montana Avenue shops and restaurants and Palisades Park.		
Emil Schneeman 310-922-3292		washer, dryer, stove, dishwasher
BERKSHIRE HATHAWAY		

<b>214 W CHANNEL RD</b> Open 11-2		<b>NEW</b>
<b>\$2,180,000</b>	3+2 2sty-CAPE COD	
	<b>PRIME SANTA MONICA CANYON LOCATION</b>	
Live, work and play in this light filled Santa Monica Canyon home. Charming, classic Cape Cod with a warm and relaxed beach vibe matched by a gracious three bedroom floor plan that accommodates indoor and outdoor living/entertaining. Rebuilt in 2002 this property has traditional charm to spare. Sun filled, bleached wood floor living room opens to a bright kitchen, a private patio and entertaining area. Roof top deck affords ocean and canyon views with ample room for get togethers.		
MLS#19-433602		
Michael Sammons		None
SOTHEBY'S INTERNATIO		

<b>1337 MAPLE ST</b> Open 11-2		<b>NEW</b>
<b>\$1,595,000</b>	2+1 CALIFORNIA BUNGALOW	
	<b>CHARMING BUNGALOW IN SUNSET PARK</b>	
This 2 BR/1 BA home is light & bright with classic features, such as the bay window, brick fireplace, built-in shelving, & hardwood floors throughout. Loads of street appeal with desert landscaping & mature ficus tree in the front, while the backyard is large & private with a detached garage. Incredible Sunset Park location, west of 14th St & only a few blocks east of Lincoln, close to the beach, Venice, Mar Vista & more! Remodel, expand or love as-is, this exciting opportunity won't last long!		
Juliette Hohnen 323.422.7147		
DOUGLAS ELLIMAN		Co-listed w/ Annie Stewart 310.926.0434

**14 Santa Monica** Condo / Co-op

<b>1033 12TH ST #301</b> Open 11-2		<b>NEW</b>
<b>\$995,000</b>	2+2 MODERN	
	<b>REMODELED FRONT FACING TOWNHOUSE. N. OF WILSHIRE</b>	
Porcelain tiled floors and recessed lighting throughout. Sun filled living room with built-in credenza, fireplace and balcony open to the dining area and kitchen. Kitchen features stainless steel appliances, Ceaserstone countertops & built-in wine fridge. Master bedroom opens to an en-suite bathroom with dual sinks, spacious shower with bench and walk-in closet. Large private rooftop deck with mountain and city views. Almost all new exterior double paned windows and doors. In-unit washer/dryer.		
MLS#19-434264		
Adam Sires/Mike Nourmand 310.498.1024		Private Rooftop Deck. Not to be Missed!
NOURMAND & ASSOC.		

<b>701 OCEAN AVE. #PH-G</b> Refresh. 11-2 671C1		<b>rev</b>
<b>\$3,998,000</b>	2+2.5 1sty-ARCHITECTURAL	
	<b>LUXURIOUS PENTHOUSE</b>	
Exceptional Building! 2BD/2.5BA +den. Beautiful ocean views from terrace. Tremendous natural light from multiple terraces. Extensively upgraded. Two SxS parking spaces, Concierge 24/7, on-site management, state-of-the-art fitness room. Incredible rooftop with stunning ocean views, pool, spa, BBQs.		
MLS#18-382632		
Julie Lovett 3108993514		WWW.701OCEANAVEPHG.COM
COLDWELL BANKER RESI		

TUESDAY

**14 Santa Monica** Lease

<b>464 20TH ST</b>	Open 11-2	<b>NEW</b>	
<b>\$13,500</b>	4+4 1sty-TRADITIONAL		
		<p style="text-align: center;"><b>MODERN TRADITIONAL WITH GUEST HOUSE</b></p> <p>Through the entry, a bright, open floor plan abounds throughout the kitchen, breakfast nook, dining rm &amp; great rm w/soaring, vaulted ceilings. Here, glass sliding drs open to a vast terrace &amp; backyard, embraced by foliage for seclusion. The home feats three beds, including the master w/a lg bath, dual closets &amp; access to its own patio. Beyond the main home lies a guest home &amp; converted garage, one of which feats a kitchenette, a full bath &amp; sliding doors that open to the lower-level backyard. .</p>	
SMITH & BERG   STADLER COMPASS 310.500.3931		464twentieth.com	


**15 Pacific Palisades** Single Family


<b>753 CHAPALA DR</b>	Open 11-2 631 B6	<b>NEW</b>	
<b>\$8,300,000</b>	5+9 3sty-MEDITERRANEAN		
		<p style="text-align: center;"><b>GORGEOUS CUSTOM MEDITERRANEAN IN PRIME HUNTINGTON PALISADES</b></p> <p>Located on a lrg corner lot is this impressive 7,295 SF home on a 11,041 SF Lot. 5 BR's &amp; 9 BAS. Imported stones &amp; tiles. Beamed ceilings &amp; archways. 7 FP's. Balconies. HW flrs. Front &amp; Back Staircases. Frml LR &amp; DR. Grmt Kit opens to Fam Rm. Master Ste w/his &amp; her bathrms, overlooks the yard. There is Movie Theater, Wine Tasting Rm, Wine Cellar, Bonus Area &amp; Card Rm. Pool, Spa, Loggia, Basketball Court, Built-in BBQ w/burners, ref &amp; sink. Walk to park, library &amp; village</p>	
Lauren Polan-Wendy Konis 310-926-0029 COLDWELL BANKER PP		www.LaurenAndWendy.com	


<b>1466 SAN REMO DR</b>	Open 11-2	<b>NEW</b>	
<b>\$3,898,000</b>	4+5 2sty-SPANISH		
		<p style="text-align: center;"><b>EPIC VIEWS. FRESH PRICE.</b></p> <p>Through the foyer, one is led into the home's great room w/a custom Spanish tile fp &amp; French doors that open to an outdoor patio, the adjacent sunlit dining rm &amp; onward into the kitchen &amp; breakfast nook. The first level feats. two beds while the lower level is host to two add. beds—each showcasing far-reaching treetop views. Beyond the interior lies a verdant haven, ideal for both prime relaxation &amp; entertaining, complete w/grassy lawns, a dining area &amp; a lounge area w/a custom tile outdoor fp.</p>	
MLS#19-434662 SMITH & BERG COMPASS 310.500.3931		1466sanremo.com	

<b>1765 CHASTAIN PARKWAY EAST</b>	Open 11-2	<b>red</b>	
<b>\$5,295,000</b>	5+6 SPANISH		
		<p style="text-align: center;"><b>FIRST TIME EVER ON MARKET!</b></p> <p>Beautiful custom built Ocean view 5 bedroom, 6 bath home. Hand hewn solid walnut floors and doors, four masonry fireplaces, custom tile and cabinet work exemplify craftsmanship which is rarely found. Gourmet cook's kitchen with Sub-Zero appliances and professional Viking stove, Ocean view master with fireplace and steam shower. Three additional spacious en-suite bedrooms. Entertain in the large flat backyard with salt water heated pool, spa, portico and outdoor fireplace. 31,000 sq. ft. lot.</p>	
MLS#18-412612 Susan Armenti 310-292-0740 HOLMBY PARK REALTY			

<b>1047 GALLOWAY ST</b>	Open 11-2	<b>red</b>	
<b>\$2,675,000</b>	2700000 3+1 SPANISH		
		<p style="text-align: center;"><b>GREAT STARTER HOUSE OR DOWNSIZE TO THIS CHARMING SPANISH</b></p> <p>Celebrating the original style and charm of this lovely Spanish home are new hardwood floors, a kitchen that is updated with Viking stove and great light and garden window. From the early morning light flooding the living and dining room, to the upstairs bedrooms (5 short stairs) this split level home creates a loving environment for the next family. One of it's 3 bedrooms and one bath (room for another), opens to the beautiful patio with plenty of options to expand and build out or up.</p>	
MLS#19-418788 Paula Ross Jones 310-880-9750 SOTHEBY'S INTERNATIO		Viking Stove	

<b>17727 TRAMONTO DR</b>	Refresh. 11-2	<b>rev</b>	
<b>\$7,995,000</b>	5+7 2sty-SPANISH		
		<p style="text-align: center;"><b>VIEWS OF SUNSET OVER THE OCEAN</b></p> <p>Light-filled, Montecito-inspired, new const. built for entertaining. Balcony off kitchen faces Catalina. Lrg steel drs lead to deck &amp; mature sycamore, with coastline beyond. Stone terrace surr. by walled backyard, BBQ, pool, spa and fire pit, all surrounded by proff landscaping. Mst suite- his and her baths, 3 fam bds and bths, guest or yoga rm, screening rm, wine rm, laundry &amp; office. Sound syst., 8 camera surveillance+ sec. sys. Resort living at its finest.</p>	
MLS#19-430864 Lynda Taylor 310-994-0168 BERKSHIRE HATHAWAY		BBQ,Blt-Ins,Dshwshr,Dryr,Grbg Disp,Other	

<b>1088 VILLA GROVE DR</b>	Open 11-2	<b>rev</b>	
<b>\$4,795,000</b>	4+4 MEDITERRANEAN		
		<p style="text-align: center;"><b>TUSCAN PARADISE IN COVETED WILL ROGERS AREA</b></p> <p>Nestled in the elite enclave that is found only by winding through gorgeous Will Rogers State Park Road, this light-filled, custom built home boasts comfort &amp; quality in a natural setting w/ pastoral view. A large &amp; gracious corner lot, impressive street presence &amp; warm entry exude an overall ambiance of quiet elegance &amp; serene comfort, w/ utmost in privacy. Spacious rooms w/intricate architectural &amp; design details such as archways, custom paint, imported fireplace mantles &amp; extensive woodwork.</p>	
MLS#19-432106 Betty-Jo Tilley 3104299833 BERKSHIRE HATHAWAY H		BBQ,Cing Fan,Dshwshr,Dryer,Frzr,Other	

<b>1088 VILLA GROVE DR</b>	Open 11-2	<b>rev</b>	
<b>\$4,795,000</b>	4+3.5 MEDITERRANEAN		
		<p style="text-align: center;"><b>TUSCAN PARADISE IN COVETED WILL ROGERS AREA</b></p> <p>Nestled in the elite enclave that is found only by winding through gorgeous Will Rogers State Park Road, this light-filled, custom built home boasts comfort and quality in a natural setting with pastoral view. A large &amp; gracious corner lot, impressive street presence &amp; warm entry exude an overall ambiance of quiet elegance &amp; serene comfort, with the utmost in privacy. Spacious rooms with intricate architectural &amp; design details such as archways, custom paint, imported fireplace mantles.</p>	
MLS#19-432106 Betty-Jo Tilley 3104299833 BERKSHIRE HATHAWAY H		BBQ,Cing Fan,Dshwshr,Dryer,Frzr,Other	

<b>1062 MARONEY LN</b>	Open 11-2	<b>bom</b>	
<b>\$7,675,000</b>	6+10 MODERN		
		<p style="text-align: center;"><b>NEW CONSTRUCTION MODERN FARM HOUSE</b></p> <p>Come experience this beautiful 6 bed,10 bath new construction Farm House Modern style home. 125 ft frontage on a great cul de sac. Indoor outdoor living w/ open floor plan. Home is 7,597 ft. Beautiful 9 1/2 inch oak floors 4 bedrooms upstairs,w/ spacious Master w/ his &amp; her baths &amp; closets Lower level has theater, family rm &amp; a bedroom suite. On a spacious all flat 12,478 sq ft lot,(29 acre) Surrounded by beautiful majestic &amp; mature trees, w/a pool &amp; cabana. A few mins to the Palisades new village</p>	
MLS#19-428534 Anthony Marguleas (310) 614-4240 AMALFI ESTATES		www.1062Maroney.com	




**NEW & Improved Reports!**

**VESTA PLUS™ Features Now Available on The MLS™**

TUESDAY

<b>1230 EL HITO CIR</b>	Open	11-2	630H3	<b>bom</b>
<b>\$3,995,000</b>	4+5	MEDITERRANEAN		



**CUSTOM BUILT HOME**

Custom built in 2006, this beautiful 1 story Mediterranean style 4,268 sq ft home with 4 beds (+ office or library) 4.5 baths is located on a quiet street on a large 21,850 sq ft lot. Light & bright this home is, along with beautiful limestone, hardwood floors and new carpet in the bedrooms. Cook's kitchen with granite counters and top of the line appliances! Additional features include 3 wood burning fireplaces, surround sound system. Beautiful, spacious & private backyard & pool

MLS#19-428530  
Anthony Marguleas (310) 874-1423  
AMALFI ESTATES  
www.1230ElHito.com

<b>72 FREMONT PL</b>	Open	11-2	<b>NEW</b>
<b>\$6,469,000</b>	6+5	3sty-TUDOR	




**AN ARCHITECTURAL MASTERPIECE**

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

MLS#19-421138  
Loveland Carr Properties (323) 460-7606  
COLDWELL BANKER HP  
www.72Fremont.com

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

<b>860 HAVERFORD AVE #306</b>	Open	11-2	<b>rev</b>
<b>\$1,295,000</b>	2+2	1sty-SPANISH	



**IN THE HEART OF PALISADES VILLAGE**

Level entry at rear of building is half a block from Gelson's & one block to Village. Easy living & great for entertaining with an open floor plan from kitchen into dining room, living room, & balcony. Kitchen has granite counter tops. Luxurious Master Suite w/ generous walk in closet. Only 20 units in this beautiful complex built in 2002. Come enjoy all the Palisades has to offer from restaurants, shops, beaches, hiking trails, parks, and yes...even a new movie theater, all at your doorstep!

MLS#18-409326  
Respondek / Mollica 310-488-4400  
SOTHEBY'S  
Move-in ready, single level condo

**722 S MUIRFIELD RD** *Open 11-2* **NEW**

<b>\$2,895,000</b>	4+4	TRADITIONAL
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**RESTORED BROOKESIDE TRADITIONAL ON MASSIVE CORNER LOT**

With a total living space just shy of 5,000sf, this floor plan is an absolute "10." This 4bed/4bath includes three large rooms along with a Master Suite. The foyer leads to a living room off the kitchen through a pantry breezeway. An office and library space are found off the living space. The kitchen is equipped with Viking appliances and a Moroccan tiled backsplash. Almost 600sf of space can be found above, perfect for mega-storage. The backyard features a pergola and outdoor seating area.

MLS#19-432556  
Eric Lavey Gary Tani 3109086800  
THE AGENCY & CB  
Blt-Ins,Dshwshr,Grbg Disp,Hood Fan,Other

**16 Mid Los Angeles** *Single Family*

<b>1812 S REDONDO BLVD</b>	Open	11-2	<b>NEW</b>
<b>\$959,000</b>	3+3	MODERN	



**NEW MODEL RELEASED! 6 HOMES REMAINING!**

Modern new homes feats walls of glass and exceptional views in one of the hottest neighborhoods in Los Angeles! Mid City 11 is a brand new collection of SFHs feat wood flooring, floor to ceiling windows, an eat-in kitchen w/ center island, Stainless Steel appliances & large patio. Own level Master Suite w/ 2 WICs, dual sink vanity & private patios. 2-car garage w/ direct entry, car charger ready & multi-zone HVAC systems. Located minutes from Culver City, Beverly Hills, Dtnw LA & the 10 fwy.

MLS#19-422244  
Grant Linscott 323-300-1110  
KELLER WILLIAMS REAL  
Blt-Ins,Dshwshr,Grbg Disp,Micro,Rng/Ovn

**327 N BEACHWOOD DR** *Open 11-2* **NEW**

<b>\$2,100,000</b>	4+3	CALIFORNIA BUNGALOW
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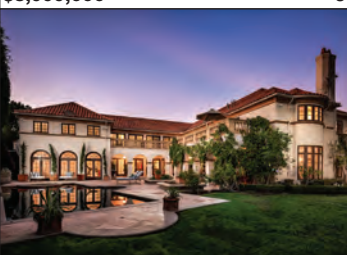
**MODERN FARMHOUSE BUNGALOW**

Updated farmhouse bungalow designed for modern living. Flexible living spaces invite you to live by your design. Large scale windows, great volume, and a centerpiece fireplace joins with an open dining area and chef-designed kitchen. Generous sized bedrooms; two are joined by a full bath. In the master retreat a romantic double vanity bath is highlighted with a free-standing tub and oversized shower and spacious custom finished walk-in closet. Private pool, spa and entertaining space complete.

Darian Robin 3109639471  
THE AGENCY  
Refrigerator, Oven, Range

**18 Hancock Park-Wilshire** *Single Family*

<b>159 S HUDSON PL</b>	Open	11-2	<b>NEW</b>
<b>\$8,999,000</b>	6+8	MEDITERRANEAN	



This stunning Mediterranean Villa sits on a sprawling corner lot & features unsurpassed frontage, surrounded by lush gardens and mature landscaping providing the utmost privacy. This expansive 6bed 8bath home boasts over 8500SF of living space w/ designer details i.e., custom millwork, ornate crown molding, imported fixtures, & French doors opening up to balconies, verandas, and entertaining areas. This is a once in a lifetime opportunity to own a grand estate in prime Hancock Park.

MLS#19-423470  
Neyshia Go 3108828357  
COMPASS  
Blt-Ins,Dshwshr,Dryer,Rng/Ovn,Wshr

**829 S MULLEN AVE** *Lunch 11-2* **NEW**

<b>\$1,679,000</b>	3+2	1sty-COUNTRY ENGLISH
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**READY FOR A RESPITE?**

Imagine weekends & evenings spent at your secluded Shangri-La in the hot tub, salt water pool & around the fire pit? Host movie night or football games in the converted garage/guest house w/bath or just relax in solitude. Main house boasts light filled living room w/barrel ceiling & fireplace. The dining room w/ tray ceiling opens to handsomely updated kitchen with ample storage & counter space for entertaining. 3+2. Storage in attic accessible from pull down stairs. Central Brookside location.

Loveland Carr Properties (323) 460-7606  
COLDWELL BANKER HP  
www.829SMullen.com

**1040 S WILTON PL** *Open 11-2* **red**

<b>\$1,499,000</b>	5+5	FRENCH
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\$200,000 reduced. ABSOLUTELY Gorgeous, near Hancock Park and Mid Wilshire. All rooms are spacious and bright, stunning floor plan with hardwood floor through out, gracious and vintage grand entry hall, formal living room and dining room, upgraded kitchen w/ view, 4 br / 3 ba upstairs, beautiful terrace, huge wood patio, tranquil and pretty large back yard. This house is good for two generation and family entertaining. New HVAC, "HPOZ", sold "as-is", Seller motivated. Do not curb appeal..

MLS#19-429206  
Paul Chung 213-216-9492  
APPLE PROPERTIES & A  
Dshwshr,Rng/Ovn



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<b>232 S RIMPAU</b>	Open	11-2	<b>rev</b>
<b>\$7,950,000</b>	4+5	ARCHITECTURAL	



**PAUL WILLIAMS HOLLYWOOD REGENCY**

Hollywood Regency designed by architect Paul Williams, overlooks Wilshire Country Club greens, on Hancock Park's only cul-de-sac. Lacquered dbl doors lead to internal courtyard, shaded by ornamental pear trees. Sweeping staircase leads to large entertaining area - sitting room, dining room and winter garden - opening to grand terrace, overlooking rose garden/lawn. Master suite includes paneled library, stunning bathroom and generous dressing area. Yoga room/office overlooks pool and fountains.

MLS#18-395446  
Joyce Rey/D. Hamilton 310.285.7529  
COLDWELL BANKER

www.paulwilliamsfinest.com

<b>138 N NORTON AVE</b>	Open	11-2	<b>rev</b>
<b>\$4,199,000</b>	4+4.5	MONTEREY COLONIAL	



**MODERN COLONIAL REVIVAL IN WINDSOR SQUARE**

This shingled Colonial Revival has been carefully restored & modernized. Arrive through the light-filled foyer into a living room w/ original fireplace. Custom kitchen with large center island which opens to a gorgeous family room. La Cantina doors open to a grassy yard w/pool. Formal dining room lets you entertain in style. Four bedrooms create the perfect family sanctuary, gorgeous master suite! A unique collaboration between ModOp Design & design/build firm Stern Mosey. Come see for yourself!

MLS#19-432152  
Joe Reichling 323-395-9084  
COMPASS

www.138norton.com

<b>746 N MANSFIELD AVE</b>	Lunch	11-2	<b>rev</b>
<b>\$2,199,000</b>	3+4	2sty-SPANISH	



**MAJOR PRICE REDUCTION!**

Stunning Spanish newly remodeled w/ chic designer finishes. A welcoming open floor plan incorporates modern flair into this bright & airy dream home. Space abounds in the home's 3 bedrooms & 4 bathrooms. Gorgeous gourmet kitchen. The magic continues outdoors, into the idyllic backyard, complete w/ a sparkling new pool. 2 car garage has the potential to be converted to an ADU, guest house, mother in law's quarters, rental unit bringing total sq. footage to approx. 2700 sq.ft. Conveniently located!

MLS#19-424066  
Mina Azami 3102743900  
KELLER WILLIAMS DTLA

Rng/Ovn,Fridg

<b>145 N ARDEN BLVD</b>	Open	11-2	<b>rev</b>
<b>\$2,198,000</b>	4+3	2sty-TEAR-DOWN	




**FIXER OPPORTUNITY HANCOCK PARK!**

Incredible location on this COSMETIC FIXER with unlimited potential found in the heart of Hancock Park and two blocks from Larchmont Village. This two story traditional home features 4 bedrooms, with an office which could be a 5th bedroom and 3 bathrooms. Nearly 2,700 sq/ft of living space on a wide 7,500 sq/ft lot, this development opportunity is an investors dream! Customize this home to your dream home in one of the most prestigious areas in the city.

MLS#OC19025367MR  
Federico Rolon/Joe C. (310)777-2834  
BERKSHIRE HATHAWAY H

**18 Hancock Park-Wilshire** Income

<b>144 N ORANGE DR</b>	Open	11-2	<b>NEW</b>
<b>\$2,550,000</b>		2sty-SPANISH	



**BEAUTIFUL SPANISH DUPLEX**

Beautifully maintained Spanish style duplex in Hancock Park Adjacent, on coveted Orange Dr. Each unit consists of 3 bedrooms / 3 bathrooms and boasts high ceilings, updated electrical, remodeled kitchens and bathrooms, EQ bolted foundation, new windows throughout and hardwood floors. Each bedroom has a detached wardrobe closet. Both master bedrooms have walk-in closets and exterior wardrobe closets. Each unit feels like a home; BOTH DELIVERED VACANT!

MLS#19-434444  
Bruce and Bryan Walker 310-623-8722  
RODEO REALTY - BH

www.144NorthOrange.com

**18 Hancock Park-Wilshire** Lease

<b>503 N LAS PALMAS AVE</b>	Open	11-2	<b>rev</b>
<b>\$9,000</b>	3+3	2sty-SPANISH	



**MOVE RIGHT IN!**

Handsome Spanish sited on a corner lot with natural light. Upstairs are 3 bedrooms & 2 modern, colorful, vintage bathrooms. Beautifully updated gourmet kitchen features heated tile floors, Sub-Zero and Wolf appliances, two sinks and large center island. Kitchen, dining area and den offer access to backyard. Updated 1/2 bath down. Courtyard with fireplace + grassy yard & vegetable garden. Upgrades incl electrical, plumbing, drainage & copper gutters. Attached 2 car garage. 3rd St Sch.

MLS#19-425208  
Loveland Carr Properties (323) 460-7606  
COLDWELL BANKER HP

www.503NLasPalmas.com

**19 Beverly Center-Miracle Mile** Single Family

<b>812 S GENESEE AVE</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,625,000</b>	3+2	SPANISH	



**RARE REMODELED SPANISH HOME**


Rare remodeled Spanish 3 BD/2 BA w/living rm, formal dining rm, study & chef's kitchen. Off of the main hall find guest rm w/ full size bath. At the end of the corridor lies the master suite w/dual walk-in closets and bonus rm. Master bath feat. soaking tub & shower. Home is a prime example of indoor/outdoor living. Main patio connects to covered cabana w/ living & dining area. Guest house overlooks manicured backyard. Just seconds from some of LA's most prestigious museums, shops & restaurants.

Colby Brown 310.872.4534  
RARE PROPERTIES

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

**19 Beverly Center-Miracle Mile** Income

<b>1107 S REDONDO BLV</b>	Open	11-2	<b>NEW</b>
<b>\$1,449,000</b>	Duplex	2sty-TUDOR	



**CHARMING DUPLEX - 1920'S ENGLISH TUDOR**

Loads of Charm & Character-just So. of Hancock Park & Mid-Wilshire! Two (2+1), Spacious LR & FDR. Upstairs unit, will be delivered VACANT, has a bonus den/office w/ views of Downtown LA. Add'l features include: wd flrs, arched ceilings, orig woodwork/detailing, central heat/air & two single car garages. Bonus rm/Indry rm are located in the Backyd adj to garages(currently used by lower unit)-Upstairs unit has laundry in Kitchen. Located in the Heart of the City- Perfect for Owner/User/Investor!

James Hancock (310)777-6351  
COLDWELL BANKER RESI

www.1107SouthRedondo.com

**19 Beverly Center-Miracle Mile** Lease

<b>853 S CURSON AVE</b>	Refresh.	11-2	<b>NEW</b>
<b>\$5,800</b>	3+2	SPANISH	



**GORGEOUS FURNISHED LEASE**

Glamorous 3 Bedroom top unit in the heart of the Miracle Mile. This apartment has been exquisitely remodeled with the finest of materials and attention to detail. A private entrance and staircase leads upstairs to a large living room with fireplace. A large chef's kitchen with wine refrigerator creates a warm environment for cooking and entertaining. Large front and back patios offer an oasis for al-fresco dining or entertaining.

MLS#19-425984  
Duncan Watson 310.210.6390  
COMPASS

Dshwshr,Dryer,Grbg Disp,Micro,Fridg,Wash

**OPEN HOUSE STATUS**


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

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

TUESDAY

**21 Silver Lake - Echo Park** *Single Family*

<b>2638 IVAN HILL TER</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,475,000</b>	3+2	MID-CENTURY	



**GLASS BOX STYLE MIDCENTURY DESIGNED BY ALVIN LUSTIG**

The Thomas House, 1947. One of only two residential homes by noted modernist designer Alvin Lustig. Set up from the street with views. Open floor plan provides great connection between rooms and seamless flow to various outdoor spaces. 3 bedrooms and 2 bathrooms including a detached 300sf bonus space below the house with separate entrance. Prime location walking distance to the Silver Lake Reservoir as well as many of the area's best restaurants, shops & nightlife. Ivanhoe School District.

L. Marchetti, R. Kallick      3235598865

<b>3207 MCMANUS AVE</b>	Open	11-2	<b>red</b>
<b>\$1,195,000</b>	1290000	2+1	



**FANTASTIC OPPORTUNITY FOR A HOUSE IN A GREAT AREA**

Wow! Spanish charmer in the Culver City Arts District. 2bed/1bath tile roof, hardwood floors, arched doorways, fireplace private patios, A/C. Located near the Expo Light Rail stations, Helms Bakery area, downtown Culver City, Platform, art galleries, and the new tech office developments just opened. Walk score of 89 and 75 as a very bike-able area. Unpermitted unit in back. Zoned LARD1.5 House is in the City of Los Angeles with Los Angeles schools and services.

MLS#19-426912

Amy Chang  
COMPASS

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

**22 Los Feliz** *Single Family*

<b>2522 MOUNT BEACON TER</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,550,000</b>	4+2	2sty-MID-CENTURY	



**MID CENTURY HOME IN THE LOS FELIZ OAKS**

Built in 1953 with post and beam construction, this home features stunning views of Bronson Canyon. The open concept architecture includes a large kitchen that leads to a gracious living area. A wall of windows affords sweeping views to the HOLLYWOOD SIGN. Situated on a quiet cul de sac in the Oaks, the home has easy access to the hiking trails of Griffith Park, the cafes and shops of Hollywood and all that LA has to offer. Bring your contractor and your imagination and make this gem your own.

MLS#19-429616

Roberta 'Robin' Collins      323 630-0373  
KELLER WILLIAMS REAL

Spring Oak, Park Oak, right on Canyon Oak

**35 Inglewood** *Single Family*

<b>596 E 67TH ST</b>	Open	11-2	<b>NEW</b>
<b>\$625,000</b>	3+2	TRADITIONAL	



**ADORABLE REMODEL NEAR THE NEW FOOTBALL STADIUM**

This 3 bdr/2 bath home in Inglewood is centrally located just one block away from the 55 acre Edward Vincent Jr Park including multiple playgrounds, athletic facilities, picnic areas and a pool! With close proximity to the new football stadium, this remodeled gem is not to be missed! Complete with rich hardwood floors, high ceilings and ample outdoor space, the possibilities are endless.

MLS#19-431274

Kerry Ann Sullivan  
HALTON PARDEE

www.HaltonPardee.com

**2745 GLENDOWER AVE** *Open* 11-2

<b>\$1,939,000</b>	2099000	4+4	SPANISH	<b>red</b>
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**IMMACULATE SPANISH WITH DRAMATIC CITY VIEWS**

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


MLS#18-385344

Carter + Orland Estates  
KELLER WILLIAMS REAL

www.carterorlandestates.com

**39 Playa Vista** *Condo / Co-op*

<b>12473 OSPREY LN #2</b>	Open	11-2	<b>NEW</b>
<b>\$1,899,000</b>	3+3	CONTEMPORARY	



**BEAUTIFULLY DESIGNED & SPACIOUS CONDO IN PRIME PLAYA VISTA**

Relish your favorite meals in the kitchen w/ss appliances, island, ample pantry & flows thru glass accordion doors to balcony for dining al fresco overlooking the park. The lovely master features dual walk-in closets, soaker tub, glass shower, water closet & dual sink vanity. Features include sophisticated guest bedrooms, custom blinds, laundry room, solar power, single level unit & more. Situated in prime PV, moments from local shops and entertainment, this Silicon Beach gem won't last long!

MLS#19-431274

SFJones/MSchlosser  
COMPASS

12473Osprey2.com

**28 Culver City** *Single Family*

<b>4133 VINTON AVE</b>	Open	11-2	<b>NEW</b>
<b>\$2,699,000</b>	5+6	TRADITIONAL	



**NEW CONSTRUCTION IN CARLSON PARK**

Gorgeous 3050sf New Construction 4-Bedroom & 4.5-Bathroom Home in Culver City's Carlson Park! With Detached 400sf Guest House! High-end finishes & high-end construction including 8' Marvin doors, high-efficiency HVAC, cat-6 wiring, security cameras & butler's pantry with wine fridge. The detached Guest House can be used for guests or as private office. Near all the shops & restaurants in downtown Culver City!

MLS#19-434036

Deborah Weiss      310-560-2999  
KELLER WILLIAMS -SM

NEW CONSTRUCTION HOME

**41 Park Hills Heights** *Single Family*

<b>4406 DON DIABLO DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,095,000</b>	3+2	1sty-CALIFORNIA BUNGALOW	



**AWESOME RE-IMAGINED BUNGALOW WITH VIEWS!!**

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MLS#19-431274

Paul Skikne  
BWRE

310 850-5595

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**72 Sherman Oaks** *Single Family*

<b>4081 CODY RD</b>	Open	11-2	<b>NEW</b>
<b>\$2,750,000</b>	5+6	3sty-MEDITERRANEAN	



**UNDERDEVELOPED LOT WITH HUGE POTENTIAL**

Expansive estate with jaw dropping views from almost every room. Large living spaces, ideal floor plan with room to expand and many other options to add significant value. Property has 5 bedrooms, 6 bathrooms plus lower level bonus room approximately 5,783 square feet, of interior space. Lot is approximately 37,758 square feet. Artist rendering of property potential.

Arvin Haddadzadeh <b>COMPASS</b>	310.909.6434	Other
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<b>3819 SHERVIEW DR</b>	Refresh.	11-2	<b>NEW</b>
<b>\$2,350,000</b>	4+4	CONTEMP MED	



**ENTERTAINER'S DELIGHT WITH A VIEW**

An entertainer's delight, perched above the bustle of the City on a quiet street, conveniently located between the Westside and the Valley! The home is complete with stone and wood flooring, hardwired security cameras and speakers, and steel appliances. The spacious living area and dining room each open through floor-to-ceiling sliding glass doors out to a large stone paved patio, with a city lights view, fire pit, pool, outdoor kitchen, showers, and sauna. Media room, huge bar and so much more.

Mittra Berman <b>NELSON SHELTON REAL</b>	310-387-6199	BBQ,Blt-Ins,Cbl,Cing Fan,Dshwshr,Other
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**93 Eagle Rock** *Single Family*

<b>4900 ONTEORA WAY</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,395,000</b>	3+2	1sty-MID-CENTURY	



**STUNNING MID-CENTURY ON A PRIVATE HILLTOP**

A jewel box overlooking Glendale and the hills beyond. The approach defines the overall property; a private drive features multiple parking enclaves to the upper motor court with separate 2 car garage with a carport or work/play area. Clean mid century lines throughout the open, expansive floor plan. High peaked beamed ceilings in the sun-filled living room, modern well equipped chefs kitchen with adj. dining/breakfast room, 2 bedrooms w/a shared waterworks bath & a very generous master suite

Brent Watson <b>COLDWELL BANKER RESI</b>	3106009119	LUNCH BY LITTLE FLOWER
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**999 Out of Area** *Single Family*

<b>37507 STARCREST ST</b>	Refresh.	11-2	<b>NEW</b>
<b>\$314,999</b>	3+2.5	2sty-CONTEMPORARY	

This is a great Two Story Home that features 3 Bedrooms, 2.5 Bathrooms, a great floor plan, a great size back yard. A family room with carpet and a fireplace. Close to a shopping center and water park.

Christopher Wiecek	3106993900	<b>KELLER WILLIAMS BEVE</b>
--------------------	------------	-----------------------------

**1284 Highland Park** *Single Family*

<b>4921 SAN RAFAEL AVE</b>	Open	11-2	<b>NEW</b>
<b>\$799,000</b>	2+1	TRADITIONAL	



**CHARMING, UNIQUE & KOI**

An urban homesteader's paradise sited on the cusp of Mt Washington & Highland Park. Eclectic styles & vintage finishes complement a floorplan that showcases a park-like yard, verdant pond & stream, meandering path, + numerous fruit trees. Great care was taken to accentuate the property's original character w/ carefully selected hardware, artistic murals + exotic flourishes - all working to create a home that is anything but ordinary. Continue this site's home-farming tradition or consider LARD2

Andrew Morrison <b>REDWOOD REAL ESTATE</b>	323.270.2277	Dryer,Rng/Ovn,Fridg,Wshr
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**SUNDAY OPEN HOUSES**

**280 Rancho Palos Verdes**

Single Family

<b>2209 DALADIER DRIVE</b>	Open 10-2	<b>N/A</b>
<b>\$4,100,000</b>	3+4 2sty-ARCHITECTURAL	



**RICHARD NEUTRA, FAIA, THE JOHN RADOS RESIDENCE, 1957**

First Offering: The Rados Residence, 1957, Richard Neutra, FAIA. One of Neutra's largest commissions in the United States, the Rados Residence exemplifies postwar modernist design. Over 5,000 square feet (taped) on 1.26 acres, nearly every room in the house offers unobstructed views of the Los Angeles basin. 3 bedrooms, 4 bathrooms, pool, private road.


Matthew Berkley 6266653699  
DEASY PENNER PODLEY

**BY APPOINTMENT**

**01 Beverly Hills**

Single Family

<b>700 WALDEN DR</b>		<b>NEW</b>
<b>\$12,500,000</b>	6+7 MODERN	



**ARCHITECTURAL AWARD WINNING ESTATE IN FLAT OF BEVERLY HILLS**


Architectural Award winning estate on one of the desirable & coveted streets in Beverly Hills. Designed by Shubin + Donaldson in 2010. An entertainers dream.

Minoo Sadeghani (310) 621-2254  
SOTHEBY'S INTERNATIO

**01 Beverly Hills**

Income

<b>9965 DURANT DR</b>		<b>NEW</b>
<b>\$3,499,500</b>	2sty-FRENCH NORMANDY	



**SENSATIONAL TRIPLEX IN PRIME BEVERLY HILLS**

Prime Beverly Hills Triplex in superb AAA location within walking distance to the Peninsula & Waldorf A. hotels and Century City. Adjacent SFR property also for sale, each with separate APN's and each priced at \$ 3,499,500. Call agent for details. Plz do not disturb tenants.


Mazda Hoghoughi 310-271-4040  
ELITE PROPERTIES REA

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

**18 Hancock Park-Wilshire**

Income

<b>1251 S MUIRFIELD RD</b>		<b>NEW</b>
<b>\$2,350,000</b>	FRENCH NORMANDY	



**MONEY MAKING MID-CITY TRIPLEX**

This newly renovated Triplex in the Mid-City area presents an outstanding opportunity for investor or owner/user. The handsome building reveals 3 spacious units with high ceilings and new window. ALL UNITS HAVE BEEN UPDATED AND ARE LEASED AT MARKET RENTS. Every residence is highly upgraded and boasts separate private entrances, hardwood floors, stainless steel appliances, high-end washer, and dryer sets, new showers and new showers and tubs.and separately metered gas and electric.

MLS#19-427846  
Skyler Hynes 310-800-5111  
COLDWELL BANKER

Atc Fan,Clng Fan,Dshwshr,Dryer,Frzr,

**15 Pacific Palisades**

Single Family

<b>539 MUSKINGUM AVE</b>	Open 1-4	<b>rev</b>
<b>\$3,699,000</b>	4+4	




**DEVELOPER DEAL WITH OCEAN VIEWS!**

Come experience this rustic 2,877 sq ft ocean view 2 story home on spectacular 19,726 lot. 4 bed 4 bath. Rustic charm, with fantastic ocean views overlooking the Las Pulgas canyon and the ocean. Ideally situated in the El Medio bluffs, just a few blocks from the Palisades Village in a private setting. Down long driveway this property is perfect to fix up or build your dream home.

MLS#19-426978  
Anthony Marguleas (818) 624-8661  
AMALFI ESTATES

www.539muskingum.com

<b>1320 DUENDE LN</b>	Open 1-4	<b>rev</b>
<b>\$2,790,000</b>	4+2 MODERN	



**REMODELED HOME IN MARQUEZ KNOLLS!**

Beautiful 1 story family home on a peaceful cul de sac street. This 4-bedroom 2 bath 2,595 sq ft recently remodeled home has beautiful views. Large updated kitchen with new stainless-steel refrigerator, new skylight, lighting throughout, and new cabinets joins to the breakfast area and family room. Both bathrooms have been completely remodeled w/ beautiful vanities. Nice French doors and large skylights fill this home with light. Large 9,616 sq ft lot opens to beautiful canyon and city views.

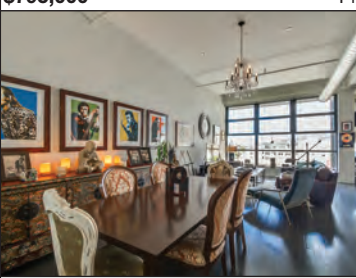
MLS#18-408758  
Anthony Marguleas (310) 922-4241  
AMALFI ESTATES

www.1320Duende.com

**20 Hollywood**

Condo / Co-op

<b>1645 VINE ST #610</b>	Open 1-4	<b>NEW</b>
<b>\$795,000</b>	1+1 CONTEMPORARY	



**THE BROADWAY IN HOLLYWOOD**

Light and bright west facing loft at The Broadway in Hollywood. A historic landmark and glamorous luxury full service building. The live-work loft offers an open floor plan with espresso hardwood floors, gourmet kitchen with stainless steel appliances, and floor-to-ceiling windows with spectacular views. Take advantage of property tax savings under Mills Act and enjoy secure building access with 24-hour concierge, doorman, valet parking, a resort style roof-top pool with cabanas, spa and gym.

MLS#18-409852  
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FRIDAY AND BY APPOINTMENT

SUNDAY

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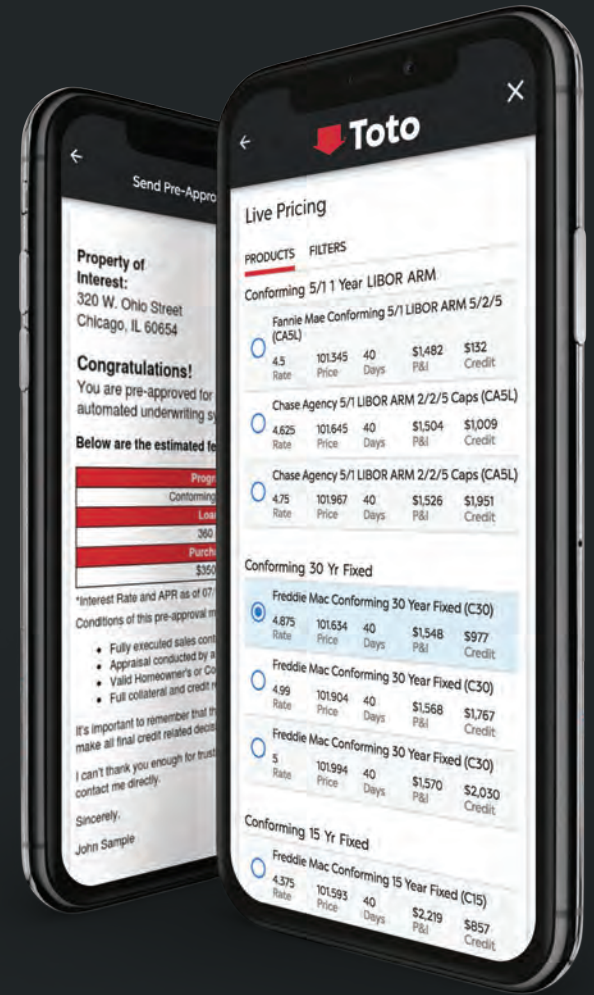
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## SOME OF OUR RECENT CLOSINGS

### 80% Bank Statement Loan - West LA

- **SALES PRICE 2.9M**
- **12-MONTHS BANK STATEMENTS USED TO QUALIFY**
- **SELF EMPLOYED (NO TAX RETURNS) 707 CREDIT SCORE**

### 80% Only 1-Year Tax Returns

- **SALES PRICE 2.65M**
- **1-YEAR SELF EMPLOYED**
- **7 YEAR ARM 4.125% (4.68% APR)**

### 95% Jumbo Purchase - Los Angeles

- **SALES PRICE 1.5M**
- **30-YEAR FIXED WITH NO MI**
- **CREDIT SCORE 752 TO QUALIFY**

### 75% LTV Foreign National - Venice

- **SALES PRICE 2.9M**
- **5.25% 5-YEAR ARM (5.39% APR)**
- **NO SOCIAL SECURITY NUMBERS**
- **FOREIGN TAX RETURNS & CREDIT USED TO QUALIFY**

### 85% LTV - NO MI

- **SALES PRICE 3.8M**
- **30-YEAR FIXED 4.25% (4.53% APR)**
- **1 LOAN - NO HELOC**

### 90% Cross Collateral - West LA

- **SALES PRICE 10.3M**
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\*By dollar volume according to Origination News, "Top 200 Originators," 2007-2017 and Scotsman Guide, "Top Originators," 2012, 2013, 2014, 2015, 2016 and 2017.  
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## REQUIREMENTS INCLUDE

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