

TUESDAY

**01 Beverly Hills** Single Family

<b>909 N BEDFORD DR</b>		Open	11-2	<b>NEW</b>
<b>\$36,500,000</b>	6+10	1sty-TRADITIONAL		
<b>THE BEDFORD</b>				
For more information, please visit <a href="http://TheBedfordEstate.com">TheBedfordEstate.com</a>				
				
Drew Fenton Linda May <b>HILTON &amp; HYLAND</b>		310.858.5474	<a href="http://DrewFenton.com">DrewFenton.com</a>	

<b>2002 LOMA VISTA DR</b>		Open	11-2	<b>NEW</b>
<b>\$27,995,000</b>	5+9	CONTEMPORARY		
<b>SPECTACULAR TROUSDALE ESTATE</b>				
Remarkable "Museum Modern" Estate set up an apx. 200ft long gated driveway on a large 37,000+ sq.ft. lot in prime Trousdale Estates. Perched on a knoll overlooking serene canyon views, the property offers a completely private & tranquil setting. The property was the former residence of Dean Martin, & although the estate is brand new construction & just completed in 2017, the home truly embodies the spirit of the "Rat Pack" - designed for glamorous entertaining & celebrating a life of luxury.				
				
MLS#19-433446				
Jade Mills <b>COLDWELL BANKER</b>		310-285-7508	BBQ,Blt-Ins,Cbl,Dshwshr,Dryer,Other	

<b>924 N HILLCREST RD</b>		Open	11-2	<b>NEW</b>
<b>\$26,500,000</b>	5+8	MID-CENTURY		
<b>THE FINEST EXAMPLE OF TROUSDALE MID-CENTURY</b>				
"The Skouras Residence". Behind gates with expansive motor court and beautiful views. Classic 1956 Harold Levitt is timeless and impeccable. The antithesis of the proliferation of modern boxes currently flooding Trousdale. On a large 39+k lot. The entry is flooded with light from the high ceilings and opens to the living room, bar, lanai and game room + a large dining room opening to a special outdoor dining area. A sunny pool, lounge area, bar and BBQ offer private swimming and sunning areas.				
				
MLS#19-433156				
Stephen Shapiro <b>WEA</b>		310-860-8888	BBQ,Blt-Ins,Cbl,Dshwshr,Dryer,Other	

<b>1251 SHADOW HILL WAY</b>		Open	11-2	<b>NEW</b>
<b>\$24,995,000</b>	5+7	MODERN		
<b>NEWLY CONSTRUCTED CONTEMPORARY ARCHITECTURAL MASTERPIECE</b>				
Offering a sophisticated, modern floor plan w/expansive 270-degree sweeping panoramic views of LA from Downtown to the Ocean. This private estate uses only the finest materials, selected by renowned designer Joseph Ferrugio, from the gated entry quartz stepping stones, walls of actual silver, glass door equipped w/biometric finger print technology, beechwood ceilings, onyx bar, custom chef's kitchen, amethyst slab powder room to a futuristic James Bond-worthy elevator.				
				
MLS#19-432794				
Branden & Rayni Williams <b>HILTON &amp; HYLAND</b>		310.691.5935	Co-listed w/ The Altmans	

<b>603 N BEDFORD DR</b>		Open	11-2	<b>NEW</b>
<b>\$15,900,000</b>	6+11	VILLA		
<b>SOPHISTICATED BEVERLY HILLS EUROPEAN VILLA</b>				
Sensational, brand-new 6bd/11ba European Villa. Exemplary scale & volume w/ beautiful finishes, dramatic floor to ceiling windows, crown molding, lux high/coffered ceilings thruout. Office w/ FP, dual powders, DR w/ herringbone laid floors & wine closet. LR w/ bar & FP. Eat-in kit & butler's pantry. Master Suite w/ sep baths, FP & terrace. 3 addtl ensuite bds upstairs. Amenities:elevator, gym, wine cellar, theatre, pool, spa & outdoor kit. Experience the finest that BH offers!				
				
MLS#18-401818				
Linda May <b>HILTON &amp; HYLAND</b>		310.492.0735	Co-listed with Steve Frankel	

<b>804 N CRESCENT DR</b>		Open	11-2	<b>NEW</b>
<b>\$9,695,000</b>	6+7	1sty-TRADITIONAL		
<b>WONDERFUL TRADITIONAL ESTATE IN PRIME BEVERLY HILLS FLATS</b>				
Rare mostly single story traditional in prime Beverly Hills flats close to The Beverly Hills hotel. Open floor plan with expansive great room, formal dining room, hotel-like master suite w/ large walk-in closet, 2 add'l suites and office. 3 add'l bedrooms upstairs with children's wing or guests and separate guest suite. Park-like grounds on expansive lot with extraordinary trees for great privacy. Large circular motor court with attached 2-car garage with access from the front of the estate.				
				
Ginger Glass <b>COLDWELL BANKER BHN</b>		310.927.9307		

<b>1210 COLDWATER CANYON DR</b>		Open	11-2	<b>NEW</b>
<b>\$4,895,000</b>	5+5	CONTEMPORARY		
<b>BEVERLY HILLS MID-CENTURY GEM</b>				
This exceptional 1950 mid-century modern classic was designed by Austrian architect Victor Gruen. The home has huge windows that bring in splendid natural light throughout. The house sits on an expansive lot and features sprawling gardens with a pool and guest house.				
				
Judy Feder <b>HILTON &amp; HYLAND</b>		310.858.5464	<a href="http://1210ColdwaterCanyon.com">1210ColdwaterCanyon.com</a>	

<b>1045 CAROLYN WAY</b>		Lunch	11-2	<b>NEW</b>
<b>\$4,395,000</b>	2+3	1sty-MID-CENTURY		
<b>ELEGANT MID-CENTURY RANCH HOUSE IN PRIME BEVERLY HILLS</b>				
This is a special pied-à-terre in a fantastic location, just moments from Sunset Bl & Beverly Hills. A Mid-Century Ranch w/ an open floorplan & walls of glass everywhere, taking in the treetop views. A sweeping, large open patio space for entertaining w/ wonderful indoor/outdoor flow from almost every room---perfect for our So. Cal lifestyle. Spacious living room & a den w/ wet bar, both w/ fireplaces. Fabulous master. A great house for empty-nesters scaling down from a much larger home				
				
Larry Young <b>BHHS CA PROPERTIES</b>		310.777.2879	<a href="http://1045CarolynWay.com">1045CarolynWay.com</a>	

<b>232 S WETHERLY DR</b>		Open	11-2	632H2	<b>NEW</b>
<b>\$2,895,000</b>	3+5	MEDITERRANEAN			
<b>REMODELED, ABSOLUTE MOVE-IN CONDITION BEVERLY HILLS HOME</b>					
Remodeled BH home with 3Br+3.5Ba+PERMITTED Guest House (w/kitchenette and bathroom). Bright, open floor plan w/high ceilings, marble & hardwood floors. Gourmet island kitchen w/granite counters w/Sub Zero & Wolf app. Large Living & Dining Rooms. Spacious master suite w/walk-in closet. 2 additional good sized ensuite bedrooms. Guest house opens to private yard. Top quality custom finishes throughout.					
					
MLS#19-434204					
Steven Geller <b>COLDWELL BANKER BHN</b>		310-922-2141	Blt-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan		

<b>1188 COLDWATER CANYON DR</b>		Open	11-2	<b>red</b>
<b>\$4,288,000</b>	4495000 6+5	2sty-SOUTHERN COLONIAL		
<b>PUT YOUR OWN STAMP ON THIS FABULOUS PROPERTY</b>				
This stately Southern Colonial home was originally designed by William Gage who also designed the Beverly Hills City Hall. Once the home of actress Donna Reed. Original details include: tall column front porch posts, broken pediment wood design above the front door, wood moldings, original hardware and many built-ins. All rooms are grand scale. Sited on approximately a 1/2 acre lot. Extremely hard to find in Beverly Hills. Put your personal touch on this fantastic piece of property.				
				
MLS#18-393020				
Bruce Walker <b>RODEO REALTY - BH</b>		310-623-8722	<a href="http://www.1188ColdwaterCanyonDr.com">www.1188ColdwaterCanyonDr.com</a>	

TUESDAY

<b>1175 N HILLCREST RD</b>	Open	11-2	<b>rev</b>
<b>\$68,000,000</b>	7+11	MODERN	



**HERE'S YOUR CHANCE TO LIVE IN YOUR OWN GALAXY.**

Completely re-imagined, The most spectacular modern home ever constructed in the prestigious area of Beverly Hills...Trousdale. This modern space station has the most explosive views in all of Los Angeles. Hovering over the 50-yard line of the city of Angels, the best of both worlds, the entertainment of the legendary Sunset Strip and the finest amenities of 90210 and Rodeo Drive. Architecture by world-renowned architect, Paul McClean, the master of space, light and flow.

**MLS#19-425980**  
 Branden & Rayni Williams 310.691.5935  
 HILTON & HYLAND

Williams & Williams Estates Group

<b>01 Beverly Hills</b>	<i>Condo / Co-op</i>		
<b>325 N OAKHURST DR #604</b>	Open	11-2	<b>NEW</b>
<b>\$1,599,000</b>	2+3	MODERN	



**EXQUISITE CONDO WITH OUTSTANDING VIEWS FROM UNIT**

This unit has it all. Very spacious two plus den with fabulous views from the unit. Living room with views & fireplace is a entertainers delight. Formal dining room accommodates many. Remodeled kitchen done with taste. The two bedrooms are separate. Master is extremely large with good closets and views. The building is 24 hour security plus roof pool and barbecue.

**MLS#19-433440**  
 Diane Sharp 310 740-0414  
 KELLER WILLIAMS BEVE

LOOK NO FURTHER

<b>1041 N HILLCREST RD</b>	Open	11-2	<b>rev</b>
<b>\$13,900,000</b>	5+6	CONTEMPORARY	



**BRAND NEW ARCHITECTURAL MASTERPIECE**

Brand new architectural masterpiece on the best street in prestigious Trousdale Estates with spectacular views of city and ocean. This chic contemporary home is outfitted in all the best materials including onyx and marble throughout. The private house includes state of the art technology, incredible scale and volume, and a very open floor plan designed for indoor outdoor entertaining. The very large outdoor entertaining area is absolutely stunning and includes a bar, bbq area, pool, & jacuzzi.

**MLS#18-336416**  
 J.Babajan/M.Rabbani 310-623-8800  
 RODEO REALTY - BH

<b>X 141 S LINDEN DR #206</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,425,000</b>	2+2	CONTEMPORARY	



**PRIME BH! HUGE, FRONT, CORNER SINGLE LEVEL- ALMOST 2,100 SF!**

INCREDIBLY RARE OFFERING! Stunning, spacious, almost 2,100 SF 2 bedroom plus den (could be 3rd bd) single level, corner, front-facing luxury condo in prime Beverly Hills! Wood floor entry, high ceilings, tremendous living room and dining area. Remodeled kitchen with breakfast area. Very large bdrms, each with remodeled baths and huge closets. Large front balcony, fireplace, wet bar. Tremendous storage in unit and in garage. Building has pool, spa, side-by-side parking and earthquake insurance.

**MLS#19-435268**  
 Joan Lurie Farb 310-968-4900  
 JOAN LURIE REALTY

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

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



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

**MLS#18-402022**  
 Aaron Kirman 310-717-5067  
 COMPASS

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

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



**INCREDIBLE BH TOWNHOUSE 2100+ SQ FT**

Completely remodeled this turn-key, elegant and sophisticated townhouse is just steps from all Beverly Hills has to offer and is ready to move in to! There is a sensational huge outdoor patio that combines the convenience of a condo and the joys of a home and is wonderful for entertaining. It has a formal dining room, kitchen with professional grade SS appliances, 3 spacious bedrooms & 3 bathrooms. Two are upstairs and one is downstairs. Side by side parking 3% TO SELLING AGENT

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

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

<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. 310.944.4430  
 HILTON & HYLAND

CBLuxuryRE.com

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

<b>X 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!

<b>9565 CHEROKEE LN</b>	Open	11-2	<b>NEW</b>
<b>\$5,495,000</b>	5+4.5	1sty-CONTEMPORARY	



**CHIC CANYON CONTEMPORARY**

Pull into your motor court and be welcomed into this Hermès inspired retreat. Completely rebuilt, this single level home has an open floor plan perfect for entertaining with wall to wall glass that provides true indoor-outdoor living. The master suite features dual closets and overlooks the backyard with sparkling pool. Art gallery and 4 addl bedrooms. Large chefs' kitchen with Viking appliances and marble countertops. Magical outdoor dining area overlooking manicured grounds.

**MLS#19-427198**  
 Jade Mills 310-285-7508  
 COLDWELL BANKER

Gated, Range/Oven, Refrigerator

TUESDAY

<b>1590 BENEDICT CANYON DR</b> Refresh. 11-2 <b>\$4,650,000</b> 6+8 3sty-ARCHITECTURAL		<b>NEW</b>
<b>BEVERLY HILLS CONTEMPORARY DREAM HOME</b> Contemporary home rich in luxurious marble & architectural finishes. Glass door into an entertaining floor plan w/ living room, 24 feet high floor-to-ceiling & a lounge/family room with fireplace and glass folding doors that open to backyard w/ spa and pool. The first floor has a dining room & a kitchen w/ stainless steel appliances, dual refrigerators. Stairwell w/ a skylight to a breathtaking master suite w/ a private state of the art home theater, dual bathrooms & walk in closet. and 7-car garage.		
MLS#19-436336 Vangelis Korasidis 310-247-1500 COLDWELL BANKER BH		Gated Parking For 10 Cars! 3 Fireplaces!

<b>1432 HARRIDGE DR</b> Open 11-2 <b>\$4,299,000</b> 4+4 2sty-MODERN		<b>rev</b>
<b>MODERN VIEWS</b> The best unobstructed views and refreshing ocean breezes. Renovated designer home with high ceilings, oak flooring, kitchen with Miele appliances, Silverwave marble, walnut cabinets, Sonos sound & cameras controlled from your phone. The 4 bedroom, 4 bath home features 3,060 sq. ft. of which 1,000 sq. ft. is the master suite & has most incredible illuminated glass railed rooftop deck with speakers/sound for entertaining & 360 degree views of Downtown, Century City & Catalina Island.		
MLS#19-418772 Paul Wylie 323-515-9585 LAMERICA REAL ESTATE		Dshwshr,Frzr,Grbg Disp,Hood Fan,Micro

<b>1398 DAVIES DR</b> Open 11-2 <b>\$3,795,000</b> 5+7 4sty-MEDITERRANEAN		<b>NEW</b>
<b>GRAND MEDITERRANEAN - OVER 6,200 SF - LOWER BHPO</b> 3 levels of living space, surrounded by canyon. Privacy w/ pool + spa. Foyer to staircase w/ skylight, bright step-down formal living w/ high ceilings, FP, bar and south facing windows. First floor-- formal DR, large eat-in-kitch w/ center island, FR w/ balcony overlooking pool and powder room off foyer. Upstairs--Master w/ his & hers closets, bath w/ double vanity, spa tub & shower. 4 level Elevator! LISTED BY ORDER OF U.S. BANKRUPTCY COURT. SALE SUBJECT TO COURT CONF. AND OVERBID.		
MLS#19-432542 Zizi Pak 310-266-5032 RODEO REALTY - BH		Dshwshr,Elvtr,Grbg Disp,Other

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

<b>7398 PYRAMID PL</b> Open 11-2 <b>\$5,400,000</b> 5+4 CONTEMP MED		<b>NEW</b>
<b>17TH CENTURY FRENCH RENAISSANCE INSPIRED MASTERPIECE</b> With high-beam ceilings and Tromp L'Oeil painted stone walls above early 19th Century white stone and black Cabochon floors; entertaining is perfected! Pyramid is nestled in the hills to the west of the Hollywood sign, an easy walk to Runyon Canyon. Situated off of Mulholland Drive, home to some of the most exclusive and most expensive homes in the world, 7398 Pyramid is set back from the road and offers outstanding views of downtown Los Angeles to the ocean.		
MLS#19-435212 Catherine Bassick 310.795.8521 COMPASS		Cbl,Dshwshr,Dryer,Grbg Disp,Wshr

<b>1714 FERRARI DR</b> Open 11-2 <b>\$2,575,000</b> 5+3 2sty-ARCHITECTURAL		<b>NEW</b>
<b>OWNER SAYS SELL! 5 BEDROOMS WITH A POOL!</b> Exceptional family and entertaining home on a quiet cul-de-sac off prestigious Summitridge. 5 bedrooms, 3 baths, den, office, pool and spa! A lot of house for the price! Lot size over 22,000! Large living room w/soaring ceilings and dining area with an architectural feel, opening to the pool, spa and spacious wood deck with canyon views beyond. Flexible floor plan, vaulted ceilings, fabulous, modern staircase of steel and wood, kitchen and baths need updating - downstairs is remodeled.		
MLS#19-430372 Kathy Marshall 310-777-6263 COLDWELL BANKER RESI		off Summitridge

<b>8698 FRANKLIN AVE</b> Open 12-2 <b>\$4,275,000</b> 4+3.5 MODERN		<b>NEW</b>
<b>OFF-MARKET OPPORTUNITY IN HOLLYWOOD HILLS</b> Perched on a hilltop lookout above the Sunset Strip, this stunning home is the perfect space to entertain and add value to a truly unique place. Two neighboring new constructions speak to the potential of this fabulous view location. The views are the prime feature of this property, with a panoramic vista stretching from the Hollywood Sign, all the way to Santa Monica and the ocean. There are also dual master suites of equal caliber, and the lower level includes two additional bedrooms.		
MLS#19-4357082 Randy Forbes 3103457082 COMPASS		www.forbeshalliburton.com

<b>3193 BENEDICT CANYON DR</b> Refresh. 11-2:30 <b>\$2,350,000</b> 3+4 1sty-ARCHITECTURAL		<b>NEW</b>
<b>UNOBSTRUCTED VIEWS OF CANYON TO OCEAN 3-3.5 MODERN MOVE IN!</b> Unobstructed views of Canyon to Catalina from this private romantic Zen architectural. Set back from street with Circular driveway. Enter through wrought iron gates and stone patio into high ceilings and voluminous open spaces, Brazilian cherry hardwood flrs. 3+3.5. 2 master suites and 3rd bdrm ideal for a home office.w/ separate entrance. All major rooms has magnificent views. Spa like baths has spa tub and Tibetan cabinets. MOVE IN READY ! 10 min to Sunset and 10 min to Ventura Blvd.		
MLS#19-434748 Irene Tsu 310 993 6141 BERKSHIRE HATHAWAY H		Blt-Ins,Cbl

<b>1277 SUNSET PLAZA DR</b> Open 11-2 <b>\$4,200,000</b> 4+5 2sty-TRADITIONAL		<b>NEW</b>
<b>CLASSIC HOLLYWOOD REGENCY ARCHITECTURE</b> This tastefully updated 4BR/5BA estate on Lower Sunset Plaza Dr retains its classic Hollywood Regency architecture in the style of Paul Williams. Once owned by Hollywood legend Groucho Marx, this historic home is gated and hedged for privacy. The grand 2-story foyer, formal dining room & large living room with a fireplace offer impressive entertaining space with beautiful hardwood floors, recessed lighting & ornate molding throughout.		
MLS#19-431018 Jason Woodruff 310.770.3101 KELLER WILLIAMS HH		Dshwshr,Dryer,Grbg Disp,Hood Fan,Rng/Ovn

<b>1633 N BEVERLY DR</b> Open 11-2 <b>\$1,995,000</b> 2+3 1sty-CONTEMPORARY		<b>NEW</b>
<b>BEST DEAL IN BEVERLY HILLS</b> This extensively renovated open floor plan home is a true gem. Enter into the bright and voluminous living area with almost 11' ceilings, adorned with bar and built in wine fridge. The living room flows to the spacious dining room, which is right off the stunning kitchen. The kitchen features top of the line Viking appliances and custom cabinetry. The private master suite has vaulted ceilings and an enormous bathroom with a 10' double vanity, spa like shower and fabulous free standing bathtub.		
MLS#19-436092 Josh Flagg 3107203524 RODEO REALTY - BEVER		BBQ,Blt-Ins,Dshwshr,Dryer,Frzr,Other

<b>2655 NICHOLS CANYON RD</b> Lunch 11-2 <b>\$3,795,000</b> 4+4.25 CONTEMPORARY		<b>NEW</b>
<b>STUNNING NICHOLS CANYON CONTEMPORARY HOME</b> Turn-key Nichols Canyon warm contemporary home offers 4808 sq ft of true CA living. With sun drenched rooms, elevator, wrap around decks, and breathless canyon views, this 4 BR/ 4.25BA haven on over an acre is a GEM! Also room for a pool!		
MLS#19-436392 Nikki Joel & Karen Gold 310-428-2248 COLDWELL BANKER		

TUESDAY

<b>8540 HILLSIDE AVE</b>	Open	11-2	<b>NEW</b>
<b>\$2,199,000</b>	4+5	CONTEMPORARY	



**SUNSET STRIP CONTEMPORARY**

Perched above the Sunset Strip, this sophisticated and newly remodeled contemporary boasts city views from every room. The gracious open floor plan basks in natural light, with ample indoor/outdoor living from decks on every level. Featuring 2 owner's suites, a guest bedroom, and an additional separate guest quarters off the spacious entertaining deck replete with spa, fire-pit and lounge area, and a chef's kitchen appointed with Wolf appliances and a Sub-Zero refrigerator.

MLS#19-436482  
Jason Oppenheim 3109906656  
THE OPPENHEIM GROUP www.ogroup.com

<b>1447 QUEENS RD</b>	Open	11-2	<b>rev</b>
<b>\$3,495,000</b>	2+3	ARCHITECTURAL	



**HOLLYWOOD REGENCY GLAMOR BY JOHN AND ROBERT WOOLF**

Glamorous restoration of one of the most important Hollywood Regency homes in LA. Built by Robert Woolf, along with his partner the legendary architect John Woolf, for his own residence. The property has just completed an artful restoration by famed designer Tim Corrigan. Gorgeous, ultra-luxuries finishes through-out. Gated courtyard entry. Classic foyer with black and white checkered marble. Main floor sitting room with crown moldings & fireplace.

MLS#19-422044  
S Frankel, L May 310-508-5008  
CB, H AND H www.stevefrankel.com

<b>2935 VALEVISTA TRL</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,449,000</b>	3+2.5	2sty-CONTEMP MED	



**THREE BEDROOM CONTEMPORARY MEDITERRANEAN W EXPANSIVE VIEWS**

Located in a quiet and serene cul-de-sac, this elegant three bed, two and a half bath is surrounded by expansive views of the Hollywood Hills, Hollywood Sign and city lights. This Modern Mediterranean home features a light-filled, open family room, kitchen with custom cabinets, granite countertops and stainless steel appliances.

Jen Winston 3109441167  
THE AGENCY

<b>2780 OUTPOST DR</b>	Open	11-2	<b>rev</b>
<b>\$2,995,000</b>	3+3	MID-CENTURY	



**BEST VALUE IN THE HILLS!!**

FIRST TIME ON MARKET! UNBELIEVABLE 3/4 ACRE PROPERTY. A private promontory WITH HEAD-ON CITY VIEWS. Huge motor court The house is set back far from the street providing zero traffic noise and total privacy. Large step-down living room with wood beamed ceilings. WALLS OF GLASS FOR THOSE STAGGERING VIEWS. Everything flows out to a majestic terrace overlooking the city. HUGE POOL IN A PARK-LIKE SETTING. Unlimited options for development or restoration and remodeling. This is a special property.

MLS#18-400784  
Neal Baddin 323-793-7405  
COLDWELL BANKER RESI Bit-Ins,Frzr,Rng/Ovn,Fridg

<b>1339 N WETHERLY DR</b>	Open	11-2	<b>red</b>
<b>\$4,995,000</b>	5+5	MID-CENTURY	



**RARE SUNSET STRIP VIEW AND POOL HOME WITH ULTIMATE PRIVACY**

Rare Sunset Strip modern architectural masterpiece opportunity! Developer's dream project or ideal end-user. 5BD/5BA, ~4,500SF Mid-Century architectural home w/ pool on extremely private 34,656SF lot up a cul de sac driveway w/ large flat pad overlooking city views. Unique "modern" floor plan, "pavilion-like" grand living room, high ceilings & a dramatic stone fireplace, sensational outdoor space. Perfect for celebrity or discerning clients who desire the ultimate privacy in an A+ location.

MLS#18-381868  
ST. JAMES + CANTER 310.704.4248  
BERKSHIRE HATHAWAY WWW.STJAMESCANTER.COM

<b>8573 FRANKLIN AVE</b>	Open	11-1:30	<b>rev</b>
<b>\$2,795,000</b>	2+3	2sty-MID-CENTURY	



**PERFECT SECLUDED VIEW HOME FOR DEVELOPER/DESIGNER TO REDO!!!**

INCREDIBLE SUNSET STRIP VIEW LOCATION. THIS QUINTESSENTIAL TWO-STORY MID-CENTURY PROMONTORY VIEW HOME IS AN EXCELLENT FIND. Very Open & Airy w/ Great indoor/outdoor flow. All major rooms of this desirable residence are accented by walls of glass & overlook the large Pool area - which all have commanding views of DTLA to Catalina & the Ocean beyond. Most unique, secluded, & peaceful location. Dramatic two story spiral staircase Entry. Carport and abundance of private driveway parking for guests

MLS#18-415346  
Paul Czako 310-995-1963  
GUSSMAN CZAKO ESTATE \*\* LOCATED UP LONG PRIVATE DRIVEWAY \*\*

<b>1730 RISING GLEN RD</b>	Open	11-2	<b>rev</b>
<b>\$9,980,000</b>	6+6.5	1sty-MODERN	



**YOUR ZEN - RESORT HOME AWAITS!**

Resort, spa, ZEN style new modern construction single level home with 14 ft. high ceilings and 6,281 sq. ft. of open floor living space. This special home features 5 en-suite bedrooms and 6.5 baths, great room, dining area, game room, screening room, 4 fireplaces, Crestron Automation, saltwater pool & spa, backyard for entertaining. The gourmet kitchen features Gaggenau & Miele appliances & island large enough to seat 7. Perfect for the indoor/outdoor SoCal lifestyle. Gated, secure & private.

MLS#18-402360  
Paul Wylie 323-515-9585  
LAMERICA REAL ESTATE BBQ,Blt-Ins,Clng Fan,Dshwshr,Dryer,Other

<b>8532 RIDPATH DR</b>	Open	11-2	<b>rev</b>
<b>\$2,495,000</b>	4+3	CONTEMPORARY	



**STUNNING CONTEMPORARY CANYON GEM IN LAUREL CANYON'S EXCLU**

Built in 2008, open floor plan w/tons of natural light. Set back from the street. Main floor includes a generous living/dining area w/cook's kitchen all opening to a furnished covered deck. Fully equipped kitchen with plenty of storage, state of the art appliances & good counter space. Wine cellar. Master bedroom suite w/walk-in closet, dual sinks, dual shower heads and a bathtub. Top floor is a family den, guest bedroom and office. Downstairs gym and access to the Cabana, hot tub and pool.

MLS#19-431442  
Brian Ades 3105038080  
SOTHEY'S INTERNATIO Gym, Cabana, Hot Tub, Pool

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



**ENJOY THE HOLLYWOOD HILLS LIFESTYLE AT ITS FINEST**

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

MLS#18-390928  
Vangelis Korasidis 310-247-1500  
COLDWELL BANKER BH Architectural Estate w/Panoramic Views!

<b>8532 RIDPATH DR</b>	Open	11-2	<b>rev</b>
<b>\$2,495,000</b>	4+3	2sty-CONTEMPORARY	



**STUNNING CONTEMPORARY CANYON GEM IN LAUREL CANYON**

Laurel Canyon's exclusive Kirkwood Bowl with landmark views. Built in 2008 and embracing true canyon living, this home features a welcoming open floor plan with tons of natural light throughout. Set back from the street, you will enjoy a very private living experience surrounded by nature. Gym, cabana, hot tub and pool. Perfect for entertaining. Located in the coveted Wonderland School District and close proximity to the Sunset Strip, Ventura Blvd., Runyon Canyon and the Hollywood Bowl.

MLS#19-431442  
Brian Ades 3105038080  
SOTHEY'S Gym,Cabana,Pool,Spa, Landmark Views

TUESDAY

<b>7211 WOODROW WILSON DR</b>	Refresh.	11-2	<b>rev</b>
<b>\$1,495,000</b>	3+3	MODERN	



**THE ONLY REMODELED MODERN HILLS HOME WITH VIEWS UNDER 1.5M!**

Nestled along the beautiful Woodrow Wilson enclave of the Hollywood Hills is this modern home with gorgeous panoramic views of the San Bernardino mountains. Recently having undergone a full sophisticated remodel with select finishes, this 2,800 sqft home features cathedral ceilings, a great open floor plan to entertain & enjoy the views, several view decks, kitchen island, hardwood floors, exposed wood beams and beautiful landscaping around the property. Live the sophisticated HHills lifestyle!

MLS#19-423040  
Jay Martinez/Gil Dirige 323-377-8332  
COMPASS

www.7211WoodrowWilsonDrive.com

<b>281 BENTLEY CIR</b>	Open	11-2	<b>NEW</b>
<b>\$48,000,000</b>	7+10		



**OVER AN ACRE PROMONTORY LOT**

in the most prestigious neighborhood in the world, Bel-Air, minutes away from the best dining & entertainment in the city this cutting edge organic modern with an infinity pool the size of Lake Como, oversize lawn & tennis court all on main level. Enter gates to motor court & 16-car garage. No expense was spared in this museum quality home w/ explosive views in every room from the Getty to Catalina.

Branden & Rayni Williams 310.691.5935  
HILTON & HYLAND

Williams & Williams Estates Group

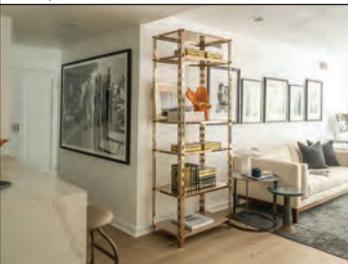
**03 Sunset Strip - Hollywood Hills West** *Condo / Co-op*

<b>1230 HORN AVE #412</b>	Open	11-2	<b>NEW</b>
<b>\$715,000</b>	1+1	CONTEMPORARY	

Just above Sunset, moments from the city's best offerings, this light-filled condo has been beautifully remodeled.

MLS#19-436290 Dshwshr,Dryer,Grbg Disp,Micro,Rng/Ovn  
Farrah Brittany 310.467.9542 THE AGENCY

<b>1230 HORN AVE #412</b>	Open	11-2	<b>NEW</b>
<b>\$715,000</b>	1+1	CONTEMPORARY	



**LOCATED ABOVE THE SUNSET STRIP IN THE HEART OF WEHO**

Just above Sunset, moments from the city's best offerings, this light-filled condo has been beautifully remodeled. The spacious living room with hardwood floors, fireplace and balcony flows to a well-appointed kitchen with eat-in island and stainless steel appliances. The large bedroom boasts walk-in and custom closets, and bathroom with dual sinks, tub and separate shower. Complete with a washer/dryer, pool, spa and clubhouse in a phenomenal building about to complete an amazing renovation.

MLS#19-436290  
Farrah Brittany 310.467.9542  
THE AGENCY

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

**03 Sunset Strip - Hollywood Hills West** *Lease*

<b>1922 N SYCAMORE AVE</b>	Open	11-2	<b>NEW</b>
<b>\$16,500</b>	4+4	CRAFTSMAN	



**HOLLYWOOD HILLS HIDEAWAY**

Discreetly nestled jewel box on a quiet street in the Hollywood Hills. Expertly restored + exquisitely appointed for today's living. English Arts + Crafts Bungalow built in 1921. Fully furnished 4 bedroom 4 bath + a screening room. Dramatic 2-story LR w Art Deco fireplace, gourmet eat-in marble Kitchen w designer finishes, + formal Dining Room. Designer-done baths. Wood floors + walls of windows. Gated + private w easy access to Hollywood dining + entertainment.

Jenna Cooper 3234810644  
COMPASS

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

<b>0 TORTUOSO WAY</b>	Refresh.	11-2	<b>NEW</b>
<b>\$150,000,000</b>	0+0	OTHER	



**THE LAST OF ITS KIND!**

The Park Bel Air represents a once-in-a-lifetime opportunity to own one of the most valuable pieces of residential real estate ever offered in the United States. Located in the heart of Bel Air, The Park Bel Air offers approx 10.6 contiguous acres of prime, permitted and preserved estate land. Located opposite the Hotel Bel-Air, this offering includes approved plans & permits allowing up to 180,000 buildable sq ft across 3 estate lots with views of the Pacific Ocean, Catalina Island and beyond.

MLS#19-429088  
Connie Blankenship 3109946451  
DOUGLAS ELLIMAN

**1047 SOMERA RD** Open 11-2 **NEW**

<b>\$8,995,000</b>	7+11	2sty-ARCHITECTURAL
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**INCREDIBLE DEVELOPMENT OPPORTUNITY IN PRIME BEL AIR**

Ready to build! Plans approved & permits issued to build an apx. 12,000 sq.ft. home on an apx. 38,460 sq.ft. lot w/ spectacular ocean, mountain & city views. Plans done by the famed Bowery Design Group that include a private drive leading to a massive motor court & stunning four level home. The home will feature a Chef's kitchen, theater, bar & wine room, gym, wellness center, infinity edge pool & spa, & apx. 1,100 sq.ft. guesthouse. A rare opportunity to build your dream at the top of Bel Air!

Jade Mills 310-285-7508  
COLDWELL BANKER

Gated

**2227 STRATFORD CIR** Open 11-2 **NEW**

<b>\$6,499,000</b>	6+8.5	2sty-MEDITERRANEAN
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**THE CROWN JEWEL OF BEL AIR CREST**

This stunning Mediterranean estate located in the coveted Bel Air Crest has been extensively remodeled and now sits as one of the Crown Jewels of the neighborhood. With beautifully landscaped, park like grounds, the home sits behind a long gated drive. Enter through the grand two story foyer and vaulted ceilings and lead to the expansive living spaces and formal living and dining. he palatial master bedroom includes a sitting area, 2 bathrooms, gym/yoga room, and terrace with ocean views.

MLS#19-435390  
Jonathan London 310-634-2812  
COMPASS

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

**1643 STONE CANYON RD** Open 11-2 **NEW**

<b>\$5,150,000</b>	5+8	3sty-CONTEMPORARY
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**EXCEPTIONAL STYLE CAPTIVATING PRICE**

Great Value. This remarkably stylish home is perfect for an international client looking for a secure LA home in classic Bel Air, where the neighboring Bel Air Hotel can be treated as a clubhouse. Grace, class, and whimsy are incorporated into the London-style design: there is a modernist take on classic paneling throughout the house in a gorgeous array of Farrow and Ball gray colorings. The public rooms are large and gracious, media room and the private gardens. .

MLS#19-418338  
Marc Silver 310-809-4656  
COMPASS

Sloane + Silver

**11351 THURSTON CIR** Open 11-2 **NEW**

<b>\$2,195,000</b>	4+3	RANCH
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**RANCH STYLE FAMILY HOME IN LOWER BEL AIR**

Lower Bel Air Ranch Traditional, 4 Bed + 3 Bath, Ideal Family Home  
Spacious living room with fireplace, floor to ceiling doors opening to entertaining patio with lawn, room for pool. Large dining/family room. New wood floors, 2 new bathrooms, updated kitchen, stainless-steel appliances. Generous master suite. 2 car garage. South-facing property, elevated lot, newly landscaped. Near 405 and Sunset, UCLA and Brentwood Village. Warner school district, buyer to verify.

Jackie Smith 2134947736  
COMPASS

https://www.thejackiesmithgroup.com/

TUESDAY

<b>2723 BASIL LN</b>	Open	11-2	red
<b>\$1,795,000</b>	1895000	3+3	



**MLS#19-425752**  
Ingrid Sacerio 323.333.7018  
THE AGENCY

Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn,Fridg

Stunning architectural in the sought after community of Bel Air Ridge. This three-bedroom home has been extensively remodeled with designer finishes throughout. Features include stainless steel appliances, custom made lacquer cabinets, beautiful marble finishes and grand sliding doors opening up to the backyard from both living room and master bedroom. The Bel Air Ridge community offers an impressive list of amenities. This home is located in Roscomare Road Elementary School District.

<b>560 WARNER AVE</b>	Open	11-2	NEW
<b>\$4,235,000</b>	4+4		



NO PHOTO AVAILABLE

**MLS#19-423696**  
Steven Moritz 310-871-3636  
SOTHEY'S INTERNATIO

BBQ,washer/dryer,pool/spa,more

**TRADITIONAL IN LITTLE HOLMBY**

Premier traditional in Little Holmby. Well situated on oversized lot. Formal entry leads to living room w adj fam room, office, all w fireplaces. Lrg dining room & gourmet kitchen w high end appliances & ample storage. Service porch, laundry room, walk-in pantry, & maids bed/bath. Sweeping staircase leads to 3 bed/2 bath incl. master w balcony overlooking trees, 2 lrg walk-ins, separate tub & steam shower. Lower level has bonus room. Lrg yard w pool/spa, built-in BBQ & sun deck. Warner School.

<b>11404 BELLAGIO RD</b>	Open	11-2	rev
<b>\$9,495,000</b>	5+7		



**MLS#18-410430**  
D.Fenton/B.Rose/J.Grauma 310-858-5474  
HIL&HYLAND/THEAGENCY

Blt-Ins,Dshwshr,Elvtr,Frzr,Rng/Ovn

**SPECTACULAR VILLA IN PRIME BEL AIR**

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

<b>10436 TENNESSEE AVE</b>	Open	11-2	NEW
<b>\$1,995,000</b>	3+3		



**MLS#19-435692**  
Chad Lund 310.801.2641  
DOUGLAS ELLIMAN

<http://10436tennesseeeavenue.com/>

**INCREDIBLE COMPLETELY REMDLD DESIGNER-FINISHED 3 BED/3 BATH**

Ideal indoor/outdoor flow w/ french doors thruout opening to inviting privately gated crtyd & backyard w/ deck, veranda & landscaped grassy backyard. Formal entry with art niche & closet leads to spacious living room w/ beautiful beamed ceiling, picture window, fireplace & french drs opening to courtyard, ideal for entertaining. Formal dining room w/ stunning original wood paneled & stenciled ceiling. Sun-filled updated kitchen w/ quartz cntrtops, s/s appliances.

<b>11284 CHALON RD</b>	Refresh.	11-2	rev
<b>\$2,495,000</b>	5+5		



**MLS#19-420690**  
gwen fritzinger 3107498821  
COMPASS

Ocean, canyon & city views!

**FANTASTIC OCEAN VIEWS IN LOWER BEL AIR!**

Situated in prime lower Bel Air through the West gate North of Sunset, this fantastic 5 bedroom/4.5 bath 3,542 sq ft (approx.) view property home has been remodeled as of March 2015. Brand new kitchen, bathrooms w/ granite counters and mosaic glass tile. All new top-of-the-line stainless steel appliances including a wine refrigerator and bar refrigerator/ice maker. Beautiful new sliding doors in the huge "great room", formal dining and master bedroom upstairs!

<b>2135 PROSSER AVE</b>	Open	11-2	rev
<b>\$2,595,000</b>	3+4		



**MLS#19-432232**  
Grant Linscott 323-487-9222  
KELLER WILLIAMS REAL

Dshwshr,Dryer,Micro,Fridg,Wshr

**ARCHITECTURAL MASTERPIECE!**

Incredible Architectural Masterpiece in Westwood/Century City! Designed by AIA's Tony Pleskow Architects. Walls of glass for abundant natural light. Open floor plan w/ disappearing pocket doors, steel portions of the structure w/ double-height ceilings. Miele appliances, built-in espresso machine & pantry. Master suite has a generous WIC + en-suite bath & a terrace. Toto Toilets, built-in speakers & automated Somfy blinds. Private yard & garden area. Westwood Charter Elementary School.

<b>2249 BEVERLY GLEN PL</b>	Refresh.	11-2	rev
<b>\$1,790,000</b>	3+2		



**MLS#19-428622**  
Nora & Peter Wendel 310-979-3913  
COLDWELL BANKER- BWD

**SIMPLY CHARMING AND OFF BEVERLY GLEN!**

Quiet cul-de-sac location OFF BEVERLY GLEN with white picket fence curb appeal & welcoming old growth live oak trees. Privacy & charm throughout this up to date traditional with interior amenities for today's lifestyle: a completely redone kitchen with high-end stainless appliances; remodeled bathrooms & amazing flex spaces such as detached guest house/office/studio and a finished attic bonus room for gym or office. Rear patio & terraced yard offer great entertaining options. Roscomare school.

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

<b>1835 PANDORA AVE #103</b>	Open	11-2	NEW
<b>\$2,138,000</b>	3+4		



**MLS#19-434464**  
Ryan Axelrod 3103390804  
COMPASS

[1835pandora103.com](http://1835pandora103.com)

**"SINGLE-FAMILY CONDO" IN WESTWOOD / CENTURY CITY**

Introducing this one-of-a-kind townhome in prime Westwood-Century City! Nearly 4,000 sqft of living space offering all of the luxuries of a single family home. Featuring 3 bedrooms, each with its own private balcony and en-suite bath. The grand living room features dramatic 20-foot ceilings. The stunning, palatial master bedroom is the perfect retreat with three custom closets. With access to renowned Westfield Century City, UCLA, and Beverly Hills, this is truly a luxurious statement of a home!

**05 Westwood - Century City**
Single Family

<b>10670 ASHTON AVE</b>	Open	11-2	NEW
<b>\$4,389,000</b>	6+5.5		



**MLS#19-434172**  
Chad Lund /Mason Merrins 310.801.2641  
DOUGLAS ELLIMAN

[www.10670AshtonAvenue.com](http://www.10670AshtonAvenue.com)

**BRAND NEW CONSTRUCTION CONTEMPORARY 6 BED/5.5 BATH**

Phenomenal 3 level open floor plan w/ elevator & clean line design filled w/ natural light and incredible indoor/outdoor flow w/ patios off each room, ideal for entertaining. Bifold doors, high ceilings, floating stairs, media room & lounge/den upstairs. Privately landscaped front and backyard with pool/spa. Master suite w/ treetop views, walk-in closet & luxurious master bath w/ steam shower & soaking tub.

<b>10551 WILSHIRE BLVD #1205</b>	Open	11-2	NEW
<b>\$1,550,000</b>	2+3		



**MLS#19-434172**  
Valerie Fitzgerald 310-285-75115  
COLDWELL BANKER RESI

Blt-Ins,Dshwshr,Frzr,Grbg

**VIEWS FROM THE PRESTIGIOUS FULL SERVICE REGENCY WILSHIRE**

Extremely Spacious and bright in the well managed & newly redone Regency Wilshire Condominium with full service amenities - pool, spa, gym, 24-hours security, concierge, extra storage & valet service. This 12h floor corner unit has an open floor plan and offers unobstructed spectacular views of Century City and Downtown from main living areas. Wonderful light, two fireplaces and hardwood floors throughout. This unit can be lived in AS IS or minimal changes will make it a "WOW"!

TUESDAY

<b>1880 VETERAN AVE #109</b>	Open	11-2	<b>NEW</b>
<b>\$1,050,000</b>	2+3	TRADITIONAL	



**GREAT WESTWOOD CONDO!**

Lovely, light, bright corner unit. Recently remodeled, but looks like it was yesterday! Dine al fresco on patio off of living room, 2 bedroom, 2.5 bath. 2nd bedroom being used as office, has built in shelves. Some wood floors. Bldg is all electric. Amazing closets including walk in as part of master suite. Fire place in living room. Great kitchen also with great storage. Handicap accessible. Secured building with gym, pool, party & pool rooms. Two car parking with side by side parking.

MLS#19-436206  
Carole Schiffer 310-442-1384  
COLDWELL BANKER RESI

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

<b>1815 MANNING AVE #202</b>	Open	11-2	<b>NEW</b>
<b>\$899,000</b>	2+3	CONTEMPORARY	



**INCREDIBLE 2 BED/2.5 BATH + DEN CONDO**

Condo with desired 2 units per floor overlooking Century City views & charming interior courtyard. Feels like a home w/ few common walls. Formal entry & spacious living room w/ fireplace & large windows & sliding door to big balcony w/ beautiful city views. Kitchen w/ granite countertops, gas range/dbl oven, blt-in microwave & bfast/office area opening to den with bar area (currently used as dining room)& powder room. 2 bedrooms with ensuite bathrooms including a luxurious master suite.

MLS#19-435754  
Patty Best / Chad Lund 310.339.8002  
DOUGLAS ELLIMAN

www.1815manningavenue202.com

<b>1 W CENTURY DR #TH A</b>	Open	11-2	<b>red</b>
<b>\$10,995,000</b>	4+6	TRADITIONAL	



**NEW PRICE! GROUND-LEVEL TOWNHOUSE IN THE CENTURY**

Enjoy the luxury & security of the Century while maintaining the in and out convenience of a private home in one of only two ground level townhouses in the building. Avoid the elevators altogether in this 6,020sf, 4 bed/5.5 bath, 3 level townhouse tucked privately away just off the main lobby. Featuring custom interiors by hotel designer Todd Avery Lenahan, the front entrance opens to a dramatic living room w/walls of glass that open to a massive & private wraparound terrace.

MLS#19-433912  
Jon Bronson 310.800.0430  
COLDWELL BANKER RESI

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

<b>10100 EMPYREAN WAY #203</b>	Open	11-2	<b>rev</b>
<b>\$2,850,000</b>	2+3	FRENCH	



**STUNNING REMODELED CONDO**

Elegant Remodeled Custom Designed Jewel at Prestigious Le Parc in Century City. Stunning entry leads to open floor plan with Large Living & Dining rooms opening to balcony with city views. Beautiful hand painted silk walls, high ceilings, custom hardwood flooring, moldings & built ins. Gourmet Kitchen with top of the line appliances. Lavish master suite with stunning bath, views & 2 walk in closets. Large second bedroom suite with built ins. Two balconies. 24 hour guard gated security, pool, spa

MLS#18-367834  
Lori Hashman Berris 310-880-3061  
SOTHEBY'S INT REALTY

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

<b>10106 EMPYREAN WAY #303</b>	Open	11-2	<b>rev</b>
<b>\$2,500,000</b>	2+4	FRENCH	



**LE PARC PH BEST BUY! OVER 2700 FT- 2+DEN- HUGE POTENTIAL!**

Another Tremendous opportunity at Le Parc! Penthouse condo with 2 bedrooms plus Den/3rd bedroom in perfect interior location w/fountain views. Formal entry leads to Large Living room w/high ceilings, fireplace and balcony. Formal Dining room and huge Den/office. Lg Kitchen w/ breakfast area opens to terrace. Master suite w/his & her bath, high ceilings & 2 walk-in closets. Large 2nd bedroom suite. All rooms w/privacy, pond & garden views. 24 Hr guard gated security, pools, spa, tennis & clubhouse

MLS#18-366584  
Lori Hashman Berris 310-880-3061  
SOTHEBY'S INT REALTY

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

<b>06 Brentwood</b>	Single Family		
<b>2220 MANDEVILLE CANYON RD</b>	Open	11-2	<b>NEW</b>
<b>\$10,950,000</b>	5+7	SOUTHERN COLONIAL	



**LEGENDARY TENNIS COMPOUND IN BRENTWOOD**

Immerse yourself in a genuine East Coast respite at a lovely Colcord estate. Tennis in the morning on a championship court, followed by a refreshing swim. Lunch in the cool gazebo. Enjoy a quiet afternoon nap, or a Croquet game on expansive lawns under the old Sycamores. Twilight cocktails on the wide veranda, then an elegant dinner to end a glorious day. Walk guests to exclusive quarters in the two-story guest house. Tomorrow, continue the dreamy house party in this private one-acre enclave.

MLS#19-435900  
Mary Lu Tuthill 310-979-3990  
COLDWELL BANKER

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

<b>12322 DOROTHY ST</b>	Open	11-2	<b>NEW</b>
<b>\$2,995,000</b>	5+4	SPANISH	



**REMODELED SPANISH MASTERPIECE**

Spectacular Spanish masterpiece located in prime Brentwood. Prepare to fall in love with this 2011 custom built home that is bursting with character, charm and dramatic details. Gated and private, this five bedroom and four bathroom home is meticulously finished and includes a spacious detached rec room with kitchenette and bathroom that can be used for a nanny, office or game room. Situated just a few blocks from all the shops and restaurants on San Vicente and the Brentwood Farmer's Market.

MLS#19-433164  
Jeffrey T. Sandorf 310.625.4099  
THE AGENCY

BBQ,Blt-Ins,Dshwshr,Dryer

<b>2488 WESTRIDGE ROAD</b>	Open	11-2	<b>NEW</b>
<b>\$2,895,000</b>	6+5	1sty-MID-CENTURY	



**LAND, PRIVACY AND VIEWS IN BRENTWOOD HILLS**

Sprawling 1 sty Mid-Century Contemp on huge lot w/ fab, wide open city, cyn & mountain vus. Inviting crtyd entry leads to lofty, sun-filled spaces & awe-inspiring nature outside. Living rm w/ vaulted beamed ceilings, hdwd flrs, central brick FP & walls of glass framing picturesque vus. Expansive brick patio, wooden deck, grassy area, fire pit, nature walking paths, spa & lg pl. Rare opty to update or build new on this magical lot, which has never been on the market before. CA living at its best.

MLS#19-436642  
David Offer 310-820-9341  
BERKSHIRE HATHAWAY

www.2488westridge.com

<b>3404 MERRIMAC ROAD</b>	Refresh.	11-2	<b>NEW</b>
<b>\$2,049,000</b>	4+2.5		



**BEAUTIFUL BRENTWOOD !!**

Upscale 4 bedroom 2.5 bath single-story that offers graceful living in a captivating canyon setting. Located on a quiet cul-de-sac in prime Mandeville Canyon, this stunning home was recently remodeled with great attention to detail. Common rooms include a living room w/ vaulted beamed ceilings, a raised hearth brick fireplace, dining area w/ built-in bar and a gourmet center island kitchen with Carrara marble counter tops & beautiful breakfast banquette. Turnkey & remodeled !Not to be missed!

MLS#sr19011449cn  
Marla Kleinman 818)448-9577  
BERKSHIRE HATHAWAY

NEW !!!! www.3404merrimac.com

<b>1225 CHICKORY LANE</b>	Open	11-2	<b>rev</b>
<b>\$12,500,000</b>	6+9	CONTEMPORARY	



**STUNNING CONTEMPORARY WITH OCEAN VIEWS**

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

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

1225Chickory.com

TUESDAY

<b>1511 OLD OAK RD</b>	Open	11-2	<b>rev</b>
<b>\$7,500,000</b>	3+3	RANCH	



**CLIFF MAY RANCH HOUSE**

Over half an acre of gorgeous, park-like grounds in the premier Sullivan Canyon equestrian neighborhood of Riviera Ranch. 26,200 sqft, this large, flat lot is surrounded by mature landscaping and citrus trees. An expansive Cliff May designed California Ranch home is sculpted around an oversized pool. 3bdrms + 2.5baths in the main house plus an attached 2bdrm + 1bath guest house plus a private corral & 3 stables. Moments to the Sullivan Canyon riding ring! Ready to remodel into your dream home!

MLS#19-426774  
Charles Pence 310.403.9238  
COMPASS

HALF ACRE - HORSEPROPERTY

<b>1511 OLD OAK RD</b>	Open	11-2	<b>rev</b>
<b>\$7,500,000</b>	3+3	RANCH	



**CLIFF MAY RANCH HOUSE**

Over half an acre of gorgeous, park-like grounds in the premier Sullivan Canyon equestrian neighborhood of Riviera Ranch. 26,200 sqft, this large, flat lot is surrounded by mature landscaping and citrus trees. An expansive Cliff May designed California Ranch home is sculpted around an oversized pool. 3bdrms + 2.5baths in the main house plus an attached 2bdrm + 1bath guest house plus a private corral & 3 stables. Moments to the Sullivan Canyon riding ring! Ready to remodel into your dream home!

MLS#19-426774  
Charles Pence 310.403.9238  
COMPASS

1/2 ACRE - HORSE PROPERTY

<b>1150 S CARMELINA AVE</b>	Open	11-2	<b>rev</b>
<b>\$2,250,000</b>	3+3	2sty-MID-CENTURY	



**SPACIOUS AND LOVELY MID-CENTURY HOME**

Spac & lovely Mid-Century 2 sty, gated home w/ front porch. 3bd & 3 bas, FM rm, den, large office + an addition of glass walled bonus rm, perfect for home gym, yoga/ massage rm or artist studio. Bright LR w/ FP, hdwd flrs & windows w/tree views! Sunny FM rm, skylight & FR drs opening to terrace which overlooks bckyrd. Kit w/granite counters & adj dining area. Inviting den w/brick FP. Extra-lrg rm downstairs perfect for home office w/FR drs leads to charming brick patio w/ towering trees & hedges.

MLS#19-431880  
Elyse Arbour (310)893-9388  
RODEO REALTY- BRNTWD

www.1150sCarmelinaAve.com

**06 Brentwood** *Condo / Co-op*

<b>11815 DOROTHY ST, UNIT 11</b>	Open	11-2	<b>NEW</b>
<b>\$1,399,000</b>	3+2.5	1sty-CONTEMPORARY	



**TOP FLOOR PENTHOUSE 3BR-COME FOR LUNCH**

Finally that rare top floor corner Penthouse you've been waiting for. Per the assessor it is 2296 square feet of wonderful space. This is a spacious two bedroom with a den converted to a lovely, sunny third bedroom. Rooms are very open and bright. The beautiful living room has a romantic fireplace, approx 20 foot ceilings and dramatic French style windows/doors that fill the rooms with natural light and dining area that leads to the sun filled eat in kitchen w/ hardwood floors and washer dryer.

carole gillie 3106212699  
SUNSET

wash/dryer,dishwsh,range,ovn refrig HVAC

**06 Brentwood** *Lease*

<b>183 N KENTER AVE</b>	Open	11-2	<b>red</b>
<b>\$9,750</b>	10500	3+4 1sty-CONTEMPORARY	

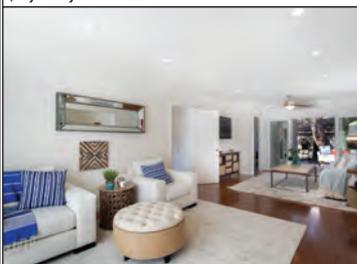
A completely & impeccably remodeled 3-Bedroom with family room gated contemporary residence in prime Brentwood. Great floor plan with top finishes thru-out. Separate 2-car private garage.

MLS#19-429070  
Mazda Hoghoughi 310-271-4040

Blt-Ins,Cbl,Dshwshr,Dryer,Frzr,Other  
ELITE PROPERTIES REA

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

<b>12029 NATIONAL</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,425,000</b>	3+2	CONTEMPORARY	



**IDYLLIC CHARM IN HEART OF WEST LA**

This light and bright contemporary 3 bedroom, 2 bathroom house is move in ready. Enjoy a spacious master suite with French doors, updated en suite bathroom, and a huge walk-in closet. Cook dinner in your bright kitchen with updated stainless steel appliances, and decompress in the living room, which flows seamlessly into a beautiful backyard. Just minutes to Silicon Beach hotspots such as the Snapchat and Google offices,

MLS#19-426130  
Stormie Leoni 310-907-6517  
HALTON PARDEE

www.haltonpardee.com

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

<b>10578 PUTNEY RD</b>	Open	11-2	<b>rev</b>
<b>\$3,100,000</b>	6+5		



**BEST PRICE PER SQUARE FOOT VALUE IN CHEVIOT HILLS!**

This grand sun-filled custom home is designed for entertaining a crowd or accommodating a large family. Fine materials & careful construction make this beautiful home one of a kind. The smooth plaster walls, arches, hi beamed ceilings & handsome distressed oak floors add to its enduring style. A large garage has direct access to the home. An extraordinary kitchen gives new meaning to chef's eat-in kitchen w/lounge opening to the garden w/ample room for pool.

MLS#19-423888  
John Dowd & Jan Reichman 310.993.4983  
CORE REAL ESTATE GRP

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

**09 Beverlywood Vicinity** *Single Family*

<b>2616 CASTLE HEIGHTS AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,249,000</b>	3+2	1sty-TRADITIONAL	



**FABULOUS BEVERLYWOOD HOA FAMILY HOME**

ORIGINAL HOME LOCATED ON A TREE LINED STREET IN TRENDY BEVERLYWOOD NEIGHBORHOOD. THIS CHARMING HOME FEATURES 3 BEDROOMS AND 2 BATHROOMS. INVITING LIVING ROOM FEATURES A FIREPLACE. FORMAL DINING ROOM LEADS TO THE OPEN KITCHEN. TWO GENEROUS SIZED FAMILY BEDROOMS SHARE A FULL BATHROOM. THE PRIVATE GRASSY BACKYARD IS AN INVITING OASIS THAT COMPLETES THIS IDEAL HOME FOR ENTERTAINING AND INDOOR/ OUTDOOR LIVING.

Bellet/Grakal Group 3107701124  
KELLER WILLIAMS BH

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

**09 Beverlywood Vicinity** *Condo / Co-op*

<b>1115 S ELM DR #PH6</b>	Refresh.	1-4	<b>NEW</b>
<b>\$568,000</b>	1+2	1sty-CONTEMPORARY	



**BEVERLY TOWERS PENTHOUSE OPEN 1-4PM!**

Beautiful Bright Penthouse in Beverly Towers! This unit does not disappoint! Spacious flow with high ceilings! New kitchen, flooring, updated baths, tons of storage, large master with 3/4 bath and a wall of closets! Powder room off entry, sliding doors off living rm to pvt balcony facing west! Two car tandem in secured garage- EQ Ins. Pool, Spa, Sauna, Exercise Rm onsite bldg. mgr mon-fri. Great central location, ez stroll to the many places on Pico Bl. Stop renting and own your own condo!

MLS#19-436124  
Joyce Gottlieb 310-283-8931  
COMPASS

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

TUESDAY

**10 West Hollywood Vicinity** *Single Family*

<b>8853 ASHCROFT AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,949,000</b>	2+3	1sty-SPANISH	
	<b>RENOVATED CONTEMPORARY SPANISH WITH GUEST OR OFFICE</b>		
Renovated 2 bed, 3bth Spanish features a contemporary kitchen, breakfast nook & professional appliances. The master suite offers hi-ceilings, a walk-in luxurious spa-like bath w double sinks. Hrdwd flrs, coved & barrel ceilings, a fireplace, & recessed lighting enhance the public spaces. There is a permitted office or studio space in the rear with its own bath & separate entrance.. An outdoor lounge area with a custom fence and automatic driveway gate compliment this offering			
MLS#19-436274		SEE FULL PAGE AD	
Brian Mazurkiewicz COMPASS		3103869086	

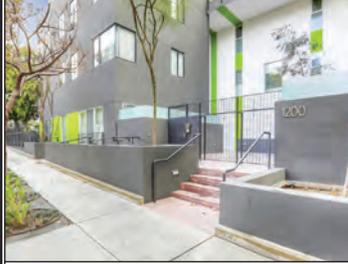
<b>745 N ALTA VISTA</b>	Open	11-2	<b>NEW</b>
<b>\$1,599,000</b>	4+2	1sty-CALIFORNIA BUNGALOW	
	<b>ATTENTION CONTRACTORS/FLIPPERS</b>		
ATTENTION CONTRACTORS/INVESTORS or FLIPPERS , This is great "Propertunity" with generous size 7699 sft LOT (per tax assessor) located in iconic West Hollywood Melrose Village neighborhood surrounded by some of the best restaurants and nightlife in LA. The area is buzzing with new construction of multi-million dollar homes! This California bungalow has endless possibilities ...tear down and build new or update and add on to existing house. This property is being sold strictly "AS IS"			
MLS#19-435882		Rng/Ovn	
Ashley Rogers KELLER WILLIAMS BH		323-428-6166	

<b>927 N ORLANDO AVE</b>	Open	12-2	<b>rev</b>
<b>\$5,999,000</b>	5+7	OTHER	
	<b>BEAUTIFUL "CLASSICALLY MODERN"</b>		
New Construction designed by Chelsea Design Associates. Masterfully designed and constructed with the most discerning of attention to detail and impressively top of the line finishes throughout. This private and gated five bedroom, seven bathroom home features a grand entry with expansive volume and direct view through to the custom designed water and fire features back dropping the pool, an oversized chef's kitchen with top of the line appliances.			
MLS#19-420220		CBLuxuryRE.com	
Monty Beisel Dustin C. HILTON & HYLAND		310.944.4430	

<b>1010 HANCOCK AVE</b>	Refresh.	11-2	<b>rev</b>
<b>\$2,275,000</b>	4+4	ARCHITECTURAL	
	<b>BEAUTIFUL ARCHITECTURAL 4-BEDROOM INCLUDING GUEST HOUSE</b>		
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		MOTIVATED SELLER -Highly Valuable WDR3C*	
Vangelis Korasidis COLDWELL BANKER BH		310-247-1500	

<b>1246 N GENESEE AVE</b>	Refresh.	11-2	<b>rev</b>
<b>\$1,680,000</b>	4+3	CALIFORNIA BUNGALOW	
	<b>AMAZING WEST HOLLYWOOD REMODELED GATED HOME</b>		
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		Enjoy the West Hollywood Lifestyle	
Vangelis Korasidis COLDWELL BANKER BH		310-247-1500	

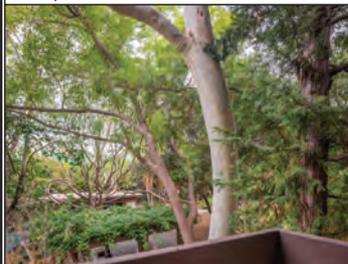
**10 West Hollywood Vicinity** *Condo / Co-op*

<b>1200 N SWEETZER AVE #1</b>	Open	11-2	<b>NEW</b>
<b>\$1,299,000</b>	3+3	ARCHITECTURAL	
	<b>AWARD-WINNING BUILDING DESIGN BY ALEKS ISTANBULLU ARCHITECTS</b>		
Modern architectural w/ soaring ceilings & walls of glass flood this beautiful home w/ light & warmth. Only home w/ 2 outdoor spaces & direct access to Sweetzer. Open-concept w/ hardwood floors, gorgeous built-ins, powder room & immaculate kitchen. Master suite w/ 2 custom closets, tree-top views & spa-like bath w/ soaking tub & separate shower. 2 guest rooms, stacked w/d, & ample closet space. No common walls, central HVAC, additional storage unit & walking distance to all WeHo has to offer!			
MLS#19-434834		www.1200sweetzer1.com	
Jennifer Eckert NOURMAND & ASSOC.		323.543.3697	

<b>825 N KINGS RD #3</b>	Open	11-2	<b>NEW</b>
<b>\$1,199,000</b>	3+2	CONTEMPORARY	
	<b>MODERN CONDO IN THE HEART OF WEST HOLLYWOOD</b>		
From award-winning architecture by the renowned Lorcan O'Herlihy welcome to Habitat 825. This large 3 bedroom offers floor to ceiling windows, hardwood floors & zen patio perfect for entertaining. The open concept floor plan features a gourmet kitchen with a Viking stainless steel fridge, Meile convection range, oven, dishwasher, Meile steam oven & Boffi cabinetry. Two parking spots, security system, in unit washer/dryer. Walking distance to restaurants, Melrose Place, boutiques, & nightlife.			
MLS#19-436646		Dshwshr,Dryer,Grbg Disp,Micro,Rng/Oven	
Stephen Hanks KELLER WILLIAMS- LF		615-513-1153	

<b>960 N SAN VICENTE BLVD #3</b>	Open	11-2	<b>NEW</b>
<b>\$795,000</b>	2+2	ARCHITECTURAL	
	<b>STUNNING REDESIGNED 2 STORY CONDO IN PRIME WEST HOLLYWOOD</b>		
Meticulously renovated w/ desirable open floor plan. 1st floor incl. bamboo floors, fireplace, built-ins, large private patio w/ retractable sun shade. In-unit laundry room w/ front loading W/D, stainless steel kitchen w/ custom cabinets, breakfast nook & water filtration system. 2 spacious bedrooms upstairs w/ new hardwood floors & renovated bathrooms. The Master features a balcony and en-suite bath w/ jetted tub. Low \$350/mo HOA's, 2 car side by side garage parking, Central HVAC, storage rm.			
MLS#19-436488		Bit-Ins,Dshwshr,W/D,Grbg Disp,Oven,Stove	
Charlie Schuster COMPASS		310-867-4949	

<b>950 N KINGS RD #147</b>	Open	11-2	593A6	<b>NEW</b>
<b>\$690,000</b>	2+2	ARCHITECTURAL		
	<b>FAB 2 BEDROOM CONDO IN THE COURTYARDS</b>			
Beautiful well priced 2 bedroom 2 bathroom condo in the sought after Courtyards in WeHo. The complex features include large comm pool, spa & gym; HOA covers EQ ins. The only 2 BEDROOM unit for sale in the complex and comes with 2 SxS pkg spaces. Features of this unit include garden views, cherry Hdwd flrs, and a gorgeous kitchen featuring stainless steel appliances, slate floor and fine wood cabinetry perfect for cooks. Close to some of LA's best shopping, dining and entertainment. Must see.				
MLS#19-435648		Bit-Ins,Dshwshr,Micro		
Robert Glinert KELLER WILLIAMS RLTY		310-908-1700		

<b>950 N KINGS RD #210</b>	Refresh.	11-2	<b>NEW</b>
<b>\$529,000</b>	1+1	CONTEMPORARY	
	<b>3% COMMISSION!</b>		
Bright unit with large windows and a unique view! Unlike most units in West Hollywood that look directly into another unit, this unit overlooks Kings rd Park! PLUS there is a SPACIOUS PATIO with a view as well! YES, laundry can be installed and wood floors can be installed with proper sound barrier and HOA approval. The Complex has an onsite manager, gym, clubroom and sauna. HOA covers water, gas, earthquake ins, trash. Most of the air and heat cost of the unit are paid for by the HOA.			
MLS#19-429262		www.950KINGS.com	
Anthony Vulin THE COLLECTIVE		310.569.1335	

TUESDAY

<b>1131 ALTA LOMA RD #129</b>	Open	11-2	<b>rev</b>
<b>\$850,000</b>	2+3	CONTEMPORARY	



**PARK WELLINGTON - CONCIERGE BUILDING! FRONT-FACING**

2 bd/2.5ba double unit; largest single-story in the entire complex! Formal entrance vestibule leads to a grand living room w/balcony. Adjacent is a well-equipped kitchen w/ newer appliances, including an induction stove and Miele, dishwasher & great breakfast nook. Spacious bedrooms w/ their own baths. One bath boasts a walk-in, Whirlpool Spa Tub! The building's amenities include private dog park, N/S Tennis Court & glamorous pool/spa/lounge area.

**MLS#18-417612**  
 Roger Perry 213-999-1838  
 RODEO REALTY - BH  
 www.RogerPerry.com

<b>950 N KINGS RD #260</b>	Refresh.	11-2	<b>rev</b>
<b>\$549,000</b>	1+1	CONTEMPORARY	



**3% COMMISSION**

Bright updated unit. The Courtyards of West Hollywood. Spacious Living room with modern stone fireplace, opens to patio perfect for grilling. Laundry is allowed to be installed in unit! The Complex has an onsite manager, gym, clubroom and sauna. Gated parking with a storage unit. Night time security patrol. HOA covers water, gas, earthquake ins, trash and building maintenance. Most of the air and heat cost of the unit are paid for by the HOA. Ask me for details.

**MLS#18-416808**  
 Anthony Vulin 310.569.1335  
 THE COLLECTIVE  
 www.950KingsRd.com

**11 Venice** Single Family

<b>654 SAN JUAN AVE</b>	Open	11-2	<b>NEW</b>
<b>\$2,385,000</b>	3+3	MODERN	



**GORGEOUS, GATED VENICE BEACH OPPORTUNITY**

2 bed, 2 bath main house with large, private garden, Jacuzzi. Charming and completely private 1 bed 1 bath guesthouse with private patio. Main house has 12 foot ceilings, sliding glass doors, polished concrete floors and open floor plan kitchen, dining, living area. Quintessential Venice Beach living 1.5 block to Abbot Kinney, 5 blocks to beach. Easy walk or bike to best restaurants, shopping, and beaches in LA. Incredible place to live, develop, or rent.

**MLS#19-436822**  
 Layla Bodet 949-922-2782  
 SOTHEBY'S  
 Cbl,Dshwshr,Frzr,Grbg Disp,Rng/Ovn,Other

**11 Venice** Income

<b>21 23RD AVE</b>	Open	11-2	<b>NEW</b>
<b>\$2,600,000</b>	Duplex	CRAFTSMAN	



**CHARMING VENICE CRAFTSMAN DUPLEX**

Situated on a charming walk street in Venice this historical craftsman offers investment opportunity with romance. 2 separate units. Top floor unit has 2 Bdrms, 2 Baths, Sunny Living Room w/ gas fireplace, State of the Art Kitchen w/ Viking range & French doors that open to charming outdoor rear decked porch & small garden below. Ground floor has 2 beds & 1 bathroom, original charming details including hardwood floors, state of the art kitchen, and bonus basement for storage and laundry area.

**Elisabeth Halsted 310-820-9340**  
 BERKSHIRE HATHAWAY

**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

**11 Venice** Lease

<b>2500 ABBOT KINNEY BLVD #24</b>	Open	12-2	<b>NEW</b>
<b>\$4,175</b>	2+2.5	CONTEMPORARY	



**IMMACULATE MODERN CONDO**

Unbeatable location seconds from the best shopping and dining in Venice. High-end features include quartz and granite counter tops, Fisher Paykel appliances, 2 drawer dishwasher, Venetian glass backsplash, and reverse osmosis water filtration system. White porcelain tile floors, high ceilings, recessed lighting, cozy fireplace, as well as a 55 inch flat screen TV. Two upstairs bedrooms both with en suite bathrooms. In unit laundry, gated underground tandem parking and an outdoor patio.

**MLS#19-435822**  
 Morgan Hathorn 3109245980  
 COMPASS  
 Hottest lease in Venice! / OPEN 12-2PM

**12 Marina Del Rey** Single Family

<b>120 TOPSAIL</b>	Open	11-2	<b>NEW</b>
<b>\$2,740,000</b>	4+4	3sty-CONTEMP MED	



**SILVER STRAND SERENITY**

Completely remodeled with the serenity of the Greek Isles in mind, you'll love entertaining and living in this Silver Strand contemporary home. The main level reveals an open floor plan, where the living room is bathed in natural light from two-story high windows and the open French Doors let in the coastal breeze, especially with your favorite music playing over the integrated sound speakers.

**MLS#19-436096**  
 Kerry Ann Sullivan 310-907-6517  
 HALTON PARDEE  
 www.HaltonPardee.com

<b>12937 RUBENS AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,595,000</b>	3+3	1sty-CONTEMPORARY	



**COMPLETELY REMODELED CONTEMPORARY 3BD, 3BA HOME!**

Beautiful natural light flowing through the inviting open floor plan perfect for entertaining. Spacious kitchen with stainless steel appliances and plenty of upgrades. Modern details throughout with a spacious master suite complete with double doors leading to the outside patio. 2 separate beautifully landscaped yards as well as a generous garage. Moments from all the trendy eateries, shops & movie theatres. No details spared in this modern newly remodeled Westside home.

**MLS#19-436668**  
 Steve Sawaii 310.261.3777  
 COLDWELL BANKER RESI  
 Dshwshr,Hood Fan,Rng/Ovn,Fridg

**13 Palms - Mar Vista** Single Family

<b>3430 TILDEN AVE</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,275,000</b>	2+1.75	1sty-TRADITIONAL	



**WELL LOCATED HOME IN WESTSIDE VILLAGE! MOVE IN CONDITION!**

Bright, well-kept home in popular Westside Village! LR, DR & hallway have wood floors. Front bedroom is en-suite w/ 3/4 bath. Good size 2nd bedroom w/ corner windows. Hallway bath w/ shower over tub. Updated kitchen w/ quartz counters & stainless-steel appl. opens to step-down family room w/fireplace, open beamed ceiling & skylight. Beautifully landscaped back yard great for entertaining, relaxing or gardening. Bonus shed could be home office, studio or? Attached garage. Close to shopping

**Pat Cornog 310-463-3733**  
 POWER BROKERS, INTL.  
 Wood Floors, FP, SS Appl., Central Heat

TUESDAY

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

<b>4040 GRAND VIEW #89</b>	Open	11-2	672D4	<b>NEW</b>
<b>\$649,000</b>	2+2	CALIFORNIA BUNGALOW		



**FANTASTIC MAR VISTA TOWNHOME!!**

Live the Silicon Beach lifestyle at its finest!! Highly sought-after Mar Vista townhouse intelligently designed for maximum usage. This home has been updated with stainless steel appliances, designer finished bathrooms, a cook's kitchen, new windows and window treatments, closet organizers and fantastic hardwood floors. Close proximity to major freeways and airports; walking distance to parks, restaurants, the farmers market and public transportation. 2 miles from the beach. Must see, this one

MLS#19-436758  
Thomas Hilal 310-486-1065  
NOURMAND & ASSOCIATE  
Dshwshr,Grbg Disp, Micro, Rng/Ovn

**14 Santa Monica** *Single Family*

<b>844 BERKELEY ST</b>	Open	11-2	<b>NEW</b>
<b>\$7,250,000</b>	5+7	SPANISH	



**VIEWS VIEWS VIEWS**

Contemporary & modern Spanish perched at the peak of Berkeley Hill with 180-degree views from nearly every room! Tucked behind two layers of privacy hedges with a flat, grassy lawn. Tons of natural light, hardwood floors, & SOLID concrete construction! Open floor plan & expansive decks with unparalleled ocean, city & treetop views. Upstairs features 3 en-suite bdrms including master with vaulted ceilings & spa bath, complete with wet-room! Huge lower entertainment level. Ready to move right in!

MLS#19-436208  
Charles Pence 310.403.9238  
COMPASS  
844Berkeley.com

<b>2010 PIER AVE</b>	Open	11-2	<b>NEW</b>
<b>\$2,650,000</b>	3+3	TRADITIONAL	



**TASTEFULLY REIMANGINED SUNSET PARK GEM**

Step inside the living area and be greeted by soaring ceilings w/exposed wood beams & skylights providing an abundance of natural light. The Chef's kitchen has Quartz countertops, stainless steel appliances and breakfast/dining area. Spacious master suite featuring dramatic ceilings & windows, cozy fireplace w/stone tiled wall, 2 separate walk-in closets & gorgeous master bath. The backyard retreat offers low maintenance turf & gas fire pit as well as a detached converted garage with 1/2 bath.

MLS#19-435566  
Jonathan Pearson 310-907-6517  
HALTON PARDEE  
Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn

<b>510 LINCOLN BLVD</b>	Refresh.	11-2	<b>rev</b>
<b>\$5,399,000</b>	5+5	CONTEMP MED	



**AMAZING LOCATION - MOMENTS FROM SANTA MONICA BEACH & SHOPS!**

Come Visit US.

This beautiful home boasts a bold frontage with a grand entrance leading to an outstandingly well laid out home, which seemingly emits natural light from every corner. Enjoy vaulted ceilings and windows a plenty. Come visit and see how great this house is!

We will have refreshment. I look forward to answer your questions.  
James & Scott

MLS#19-430366  
James Van Crofton 646-240-6247  
CORE REAL ESTATE  
Blt-Ins,Cing Fan,Dshwshr,Drye,Other

<b>1018 YALE ST</b>	Open	11-2	<b>rev</b>
<b>\$4,199,000</b>	5+7	2sty-CONTEMP MED	



**SPACIOUS, MEDITERRANEAN GEM BUILT IN 2011.**

Formal foyer w/skylights. En-suite bedrm off entry. Formal living rm, w/ stone fp. Formal dining rm with butler's pantry. Large, 1st flr powder rm. Gourmet kitchen w/ Viking stove, lrg island w/ bar seating, & breakfast area. Family rm w/ coffered ceiling & stone fp. 4 en-suite bedrms upstairs, including master retreat w/ loft, stone fp, his & her walk-in closets, & balcony. Homework/Bonus area upstairs w/ balcony. Backyard w/ pool + spa, built-in bbq, lrg patio & fire pit. Detached 2-car garage

Stove, fridge, washer & dryer, solar pan

Kate Bransfield 310.395.1133  
COLDWELL BANKER

<b>709 COPELAND CT</b>	Open	11-2	<b>rev</b>
<b>\$1,698,000</b>	2+1	CALIFORNIA BUNGALOW	



**WALK STREET COTTAGE, LARGE LOT!**

West of Lincoln white picket fence home on a rare walk street. Sited on long grassy lot with alley access, this home is perfect for expansion with ADU or multiunit development. Features include hardwood floors, front /back deck/porches. Moderate repairs needed. Great Ocean Park neighborhood! ALERT! Seller financing available.

MLS#19-430312  
Golda Savage 310-770-4490  
BULLDOG REALTORS INC  
Range/Oven,Refrigerator

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

<b>639 PACIFIC ST #A</b>	Open	11-2	<b>NEW</b>
<b>\$1,975,000</b>	3+3	CONTEMPORARY	



**OCEAN PARK ARCHITECTURAL TOWNHOME**

Light filled, front-facing architectural townhouse. Floor to ceiling windows, private patio, private two car garage w/ direct access & two rooftop decks w/beach, mountain & city views. Kitchen has center island, stove top grill, wine fridge and open dining area. Master Suite includes two walk in closets, Spa style Master bath. Blocks from Main St shops, restaurants and beach.

MLS#19-433396  
Mimi & Maureen McCormick  
COMPASS  
Fridge, Wine Fridge, Dishwasher, Stove

<b>311 HILL ST #4</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,595,000</b>	2+3	ARCHITECTURAL	

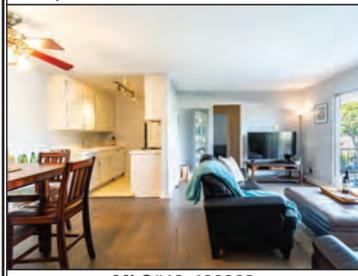


**TOP OF THE HILL**

Premium, turnkey, contemporary condo, with extraordinary ocean & mountain views, in a quiet 4 unit building. 3 blks from Main street - corner end unit with west facing kitchen, beautiful island & high-end finishes. Living area with vaulted ceilings & cozy fireplace. Sun drenched loft with French doors opening to your own private balcony. Expansive outdoor common area, 2 parking spots & extra storage space. Take your morning walk to Main St & the beach & experience the best of Ocean Park Living.

MLS#19-430778  
Robert Maschio 310-460-8324  
BULLDOG REALTORS  
www.311hillstreet.com

<b>2311 4TH ST #116</b>	Open	11-2	<b>NEW</b>
<b>\$619,000</b>	1+1	CONTEMP MED	



**HIP, STYLISH 1BED/1BATH BEACH PAD IN PRIME SANTA MONICA**

1Bed/1Bath w/ living rm, dining area, balcony & bonus room. Security Complex w/ center courtyard featuring pool & tree-shaded sitting areas. Amenities include large laundry room, fitness center, solar panels & 2 covered parking spots (1 gated carport, 1 private garage). Low HOA dues include EQ. High reserves. Pets welcome. Well-located in the heart of Ocean Park, blocks from the beach and Main Street's trendy shops & restaurants. Close to 3rd St Promenade, Abbot Kinney, Expo Line, Silicon Beach.

MLS#19-436368  
Pete Castro/Maile Bryant (310) 482-2100  
KELLER WILLIAMS-SM  
www.SaMoCondo.com

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TUESDAY

<b>701 OCEAN AVE. #PH-G</b>	Refresh.	11-2	671C1	<b>rev</b>
<b>\$3,998,000</b>	2+2.5	1sty-ARCHITECTURAL		



**LUXURIOUS PENTHOUSE**

Exceptional Building! 2BD/2.5BA +den. Beautiful ocean views from spacious terrace. Tremendous natural light throughout. 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, barbecues.

MLS#18-382632  
Julie Lovett 3108993514  
COLDWELL BANKER RESI

WWW.701OCEANAVEPHG.COM

<b>1529 AMALFI DR</b>	Open	11-2	<b>NEW</b>
<b>\$5,900,000</b>	5+4	2sty-TRADITIONAL	



**OPPORTUNITY ON THE RIM OF RUSTIC CANYON**

First time on the market in 47 years. Riviera Palisades estate, north of Sunset, sitting on just under 17,000 square feet of land. Comprised of two APNs, this rim side property is primed for major remodel/addition, or to tear down and start new. Situated in one of the premier neighborhoods in Los Angeles, this is an offering not to miss.

MLS#18-406880  
Fran Flanagan 310-801-9805  
COLDWELL BANKER

**14 Santa Monica** Lease

<b>233 MARGUERITA AVE</b>	Open	11-2	<b>NEW</b>
<b>\$35,000</b>	5+7	2sty-SPANISH	



**FABULOUS LEASE WEST OF 7TH**

Best location North of Montana . Set on a wide street and a short stroll to the bluffs along the ocean. Early California Spanish home recently expanded and renovated ---yet remaining true to its original style, Now -6,000 sqft and on an incomparable estate type lot of 20,000 sqft. Home features 5 bdms ,gorgeous dark wood floors and great natural light. Beautiful Fam room and Dining rm both looking onto the beautiful yard with pool via a wall of French doors for great indoor/outdoor flow.

Connor Scott Price 310-873-4100  
RODEO REALTY BRENTWD

<b>581 N MARQUETTE ST</b>	Open	11-2	<b>NEW</b>
<b>\$3,935,000</b>	5+4	CAPE COD	



**BEAUTIFUL CLARK REMINGTON DESIGNED CAPE COD**

Beautiful Clark Remington designed Cape Cod with Ocean and Canyon Views, built in 2000. As you enter you will appreciate the spacious entry & spiral staircase of this 4,077 sq ft 5 bed and 4 bath home. Kitchen counters & backsplash remodeled in 2014, granite counters & center island ideal for cooking 4 bedroom upstairs & 5th bed (or office) is on main floor. Spacious master suite with sitting room. Family rm opens to newer 12 foot pergola, with heaters. Patio and beautiful pool added in 2016

Anthony Marguleas (310) 293-9280  
AMALFI ESTATES

www.581Marquette.com

<b>327 21ST ST</b>	Open	11-2	<b>NEW</b>
<b>\$28,500</b>	3+4	2sty-MEDITERRANEAN	



**BEAUTIFUL VILLA IN THE HEART OF SANTA MONICA**

Enchanting 3 bed, 4 bath + den villa designed by Steve Giannetti located North of Montana Avenue. This unique home is newly constructed and includes top of the line landscaping and a fountain greeting you upon arrival. Entering the home you immediately feel the comforts of resort-style living complete with an indoor/outdoor flow. Wonderful backyard with pool and waterfall, built in BBQ & two patio areas. Detached recording studio complete with a 3/4 bath designed by a major music composer.

MLS#19-434236  
Steve Sawai 310.261.3777  
COLDWELL BANKER RESI

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

<b>17236 AVENIDA DE LA HERRADURA</b>	Open	11-2	630 F1	<b>NEW</b>
<b>\$2,295,000</b>	5+4	2sty-TRADITIONAL		



**VAST MOUNTAIN & PEAK OF THE OCEAN VIEWS + LARGE USABLE YARD!**

Flexible floorplan with 5 or 6 bedrms. Living Rm w/vaulted ceiling, FP & French Drs open to front Courtyard with lush landscaping, Dining Room, Lrg Family Rm w/wet bar, FP & open floorplan to breakfast area & kitchen w/ bespoke design elements & view of Santa Monica Mtns. Maids or Office. Upstairs are 4 bedrooms plus a huge bonus room or bedroom. Oversized 2 car garage w/storage. Tankless Water Heater, Newer A/C & Heat. Rec Center w/pool, spa, kiddie, tennis, playground, basketball crt & rec rm.

Lauren Polan 310-926-0029  
COLDWELL BANKER PP

www.LaurenPolan.com

**15 Pacific Palisades** Single Family

<b>288 BELLINO DR</b>	Open	11-2	<b>NEW</b>
<b>\$5,900,000</b>	5+5	TRADITIONAL	



Create your home in the magical and increasingly sought after Castellammare Mesa. Sited on a 10,320 mostly flat square foot lot with beautiful mountain, canyon and ocean views, this large traditional home is an ideal candidate for new construction or remodel project. The existing structure has a versatile floor plan with 4 bedrooms and 3 bathrooms upstairs, and a large downstairs study with an en-suite bathroom that can easily serve as a 5th bedroom. In addition, there is a large basement.

MLS#19-426122  
Adrian Grant  
COMPASS

BBQ,Blt-Ins,Cbl,Dshwshr,Grbg Disp,Other

<b>15021 W SUNSET BLVD</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,595,000</b>	2+1	1sty-TRADITIONAL	



**CHARMING HOME WALKING DISTANCE TO PALISADES VILLAGE!**

Delightful mid century traditional home in the heart of downtown Pacific Palisades. Featuring 2 bedrooms and 1 bath, this well maintained single level home is a short stroll to acclaimed Palisades Village. With much of it's original character, it awaits to be made ones own. Perfect for those who prefer a high walk score with all the feels of a small town in a beach side city. Just minutes from gorgeous California beaches, cafes, dining, schools, shopping and entertainment. Perfect starter home.

MLS#19-434612  
Scott & Catherine Ammann 310-869-1982  
KELLER WILLIAMS

Info@AmmannEstates.com

<b>1765 CHASTAIN PARKWAY EAST</b>	Open	11-2	<b>red</b>
<b>\$4,999,500</b>	5+6	MEDITERRANEAN	



**AMAZING VALUE! SENSATIONAL HOME AND LOT.**

Major price reduction on this custom built home on a 31,000 sq foot lot. Ocean view 5 bedroom, 6 bath that was built with the highest standards. Beautiful hand hewn solid walnut floors and doors, four masonry fireplaces, vaulted ceiling in entry, custom tile and cabinet work. A true great room for enjoying one another with 13 foot ceilings, walls of custom cabinets, beamed ceilings and lovely fireplace. Ocean view master with fireplace and steam shower. Beautifully done and maintained.

MLS#18-412612  
Susan Armenti 310-292-0740  
HOLMBY PARK REALTY

**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

<b>18038 BLUE SAIL DR</b>	Open	11-2	<b>rev</b>
<b>\$5,998,000</b>	4+5	1sty-CONTEMPORARY	

**PACIFIC VIEW ESTATES**

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

**MLS#19-422112**  
 Respondek / Mollica 310-488-4400  
 SOTHEBY'S

Sophisticated International Flair

<b>16426 AKRON ST</b>	Lunch	11-2	<b>rev</b>
<b>\$2,998,000</b>	3+3.5	ARCHITECTURAL	

**COME ENJOY LUNCH IN A DREAMY OASIS**

Exquisite remodel of an A. Quincy Jones home in a lush, private canyon setting. Fabulous for entertaining, with dreamy outdoor spaces, your own private walking area, creek, yet all in the middle of the Palisades. Enter the living room, and let your eyes feast on greenery, and gorgeous oak trees visible through large windows. Wide plank floors throughout, brand new Italian kitchen with Miele appliances and built-in espresso machine. Stunning skylights. Lunch sponsored by Azul Staging.

**MLS#18-414826**  
 Andrea Samulon  
 COMPASS

Bit-Ins

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

<b>1722 BUCKINGHAM RD</b>	Refresh.	11-2	<b>NEW</b>
<b>\$2,249,000</b>	6+5	2sty-MEDITERRANEAN	

**LA FAYETTE SQ ESTATE**

Fabulous Mediterranean 6 beds/ 5 baths with 2-bed guest house. 5573 sq ft on an 11,683 lot. High ceilings, old world charm, oversized bedrooms with ample closet space, huge parlor with a view to gardens. Hardwood floors, maids staircase, Huge formal foyer, cove ceilings and lots of architectural features. The banquet size dining room is one of a kind with a flow to the living room with a wood burning fireplace. Detached 3 car garage w/additional bonus room. La Fayette Sq HPOZ. Home is a delight!

**Nick Mercado 323-896-9955**  
 KELLER WILLIAMS LF

Guest house, three car garage,

<b>1510 S SIERRA BONITA AVE</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,249,000</b>	3+2.5	1sty-MID-CENTURY	

**ENJOY LUNCH IN THIS REMODELED MID-CENTURY MODERN MASTERPIECE**

The Meticulously Landscaped Front Courtyard Features Mature Succulents, A Small Orchard Of Citrus Trees And A Garden Bed of Fresh Herbs. Once Inside Experience The Open Concept Floor Plan And Delight In The Picturesque Cherry Blossom Views And The Verdant Lushness Of The Private Backyard Through The Atrium Window That Is The Centerpiece Of The Main Living Space. Luxuriate In The Light Filled Warmth Of The Ensuite Master Bedroom With Its Cozy Fireplace And Wood Paneled Ceiling.

**Tia Hughes (310) 651-8453**  
 COMPASS BRENTWOOD

www.1510SierraBonita.com

**17 Mid-Wilshire** *Income*

<b>1130 S HOOVER ST</b>	Open	11-1	<b>NEW</b>
<b>\$1,149,000</b>		TUDOR	

**UNIQUE VICTORIAN DUPLEX IN ONE OF THE HOTTEST SPOTS NEAR DTL**

(2) TWO HUGE - 3 Bed/1.5 Bath units + Bonus (1) 544 sq ft finished attic w/full bath. Fantastic upside in rents! High vaulted ceilings adorned w/ crown moulding. Interior: Each residential unit boasts separate laundry rooms w/washer/dryer hookups. Hardwood floor in the entrance, living rooms & dining areas. Exterior: Open porch w/over hanging beams with sunset view, brick patio, decorative landscaping, updated roof, & newly painted exterior. Building is up to code, inspected in 2016. R-4 Zone.

**MLS#19-432392**  
 Roger Perry 310-600-1553  
 RODEO REALTY - BH

www.RogerPerry.com

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

<b>203 N PLYMOUTH BLVD</b>	Open	11-2	<b>NEW</b>
<b>\$1,895,000</b>	3+2.5	1sty-SPANISH	

**DELIGHTFUL DETAIL AND PEACEFUL PRIVACY IN WINDSOR SQUARE**

Nestled mid-block on a popular Larchmont-close street, spacious sunlit 3 bed/ 2.5 bath charmer. Sweeping view from entry through to backyard! Oversized living rm with rounded windows, soaring curved ceiling, architecturally appointed archways, Batchelder fireplace & gleaming wood floors. Grand scale dining rm + French doors opening to vaulted ceiling garden rm overlooking private deck, patio, pool & spa. Classic eat-in kitchen + large laundry room with 1/2 bath. Sec.system, A/C & more! HPOZ.

**MLS#19-436594**  
 Lisa Hutchins 323-216-6938  
 COLDWELL BANKER RES.

Range / Oven

<b>326 N BRONSON AVE</b>	Open	11-2	<b>NEW</b>
<b>\$999,000</b>	3+2	TRADITIONAL	

**TRADITIONAL OPEN CONCEPT/FIXER IN LARCHMONT**

Bring your creative design ideas & your contractors! Traditional Open Concept Fixer offers 3 bd/2 bth w/ a stellar open layout. Sitting atop a raised lot in the heart of Larchmont, this centrally located amazing fixer provides easy access to all LA has to offer. W/ original hardwood floors & preserved details, such as crown moldings, original doors/hardware, built-in storage, & an inviting front porch, this home provides the opportunity to add your personal touch! What more could you ask for?

**MLS#19-436762**  
 John Duerler 323.462.2748  
 HANCOCK HOMES REALTY

www.326bronson.com

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

**AN ARCHITECTURAL MASTERPIECE**

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

**MLS#19-421138**  
 Loveland Carr Properties (323) 460-7606  
 COLDWELL BANKER HP

www.72Fremont.com

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<b>418 N MANSFIELD AVE</b>	Open	11-2	<b>rev</b>
<b>\$3,165,000</b>	4+4	SPANISH	



**TRANSITIONAL SPANISH IN HANCOCK PARK**

Decorator done Spanish compound, gated & hedged for privacy, offers classic details & modern updates. Formal entry leads to the incredible step-down living room with wood burning fireplace, vaulted beamed ceilings & multiple French doors opening to the outdoor loggia. Formal dining room & well-appointed kitchen w/ center island/breakfast bar & spacious family room. Lushly landscaped yard w/ pool & spa. Master suite w/ private bath & 2 additional bedrooms w/ Jack & Jill bath. 2-story guest house.

MLS#19-424596  
Bryant \ Reichling 323-854-1780  
COMPASS

www.418mansfielddave.com

<b>537 N BRONSON AVE</b>	Open	11-2	<b>rev</b>
<b>\$1,388,000</b>	3+2	1sty-SPANISH	



**RENOVATED 1920'S SPANISH LARCHMONT VILLAGE GEM**

Hardwood floors, coved ceilings, and brick fireplace. Kitchen w/ Quartz counters & breakfast nook. Third bedroom has a private bath w/ shower. Detached finished garage has a separate space for office, art studio or exercise room. This home has 3 outdoor sitting areas, a long brick lined driveway w/ gate for privacy. Upgrades include newer hardwood flooring & sub floor, recessed lighting, copper plumbing, double insulated windows, 6 skylights, central furnace, and roof update.

Jason Cook 6613176900  
COLDWELL BANKER

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

<b>316 N ROSSMORE AVE #100</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,899,950</b>	3+2	6sty-FRENCH NORMANDY	



**PLEASE VALET - HANCOCK PARK**

Rare opportunity to own a wonderful 1926 character condo in Hancock Park's finest full-service building. The Landmark Country Club Manor was built by legendary Architect Leland Bryant. Sophisticated Luxury building with 24-Hour doorman and staff, 24-hour valet parking available, workout gym, extra storage, laundry on site, on-site manager, manicured landscaped grounds, and sumptuous lobby that highlights the buildings 1920's details.

MLS#19-435738  
Brian V Moore 310-849-4990  
SOTHEBY'S INT REALTY

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

<b>4460 WILSHIRE #403</b>	Open	11-2	<b>NEW</b>
<b>\$1,100,000</b>	2+3	OTHER	



**WILSHIRE FREMONT CONDOMINIUM**

Enjoy the convenient space and chic grace of this stunning 3 bedroom, 2.5 bath condo, located in the prestigious Wilshire Fremont Condominium community. A gorgeous formal entry invites you into the expansive 2,200 sq.ft. floorplan with large scale rooms and high ceilings throughout. Stylishly entertain in the elegant living rm with a fabulous wet bar and a fireplace opening to a formal dining area. The lovely eat-in kitchen features granite counter tops, ample cabinetry and built-in appliances.

MLS#19-436068  
Shar Penfold 323.860.4258  
COLDWELL BANKER HP

Blt-Ins,Clng Fan,Dshwshr,Dryer,Elvtr

<b>637 WILCOX AVE #1F</b>	Open	11-2	<b>NEW</b>
<b>\$789,000</b>	1+2	MODERN	



**SLEEK & CHIC REDONE CONDO IN HANCOCK PARK TERRACE**

Sleek & Chic redone large One bedroom/1.5 new bath East facing unit in sought after Hancock Park Terrace guard monitored complex! Elegant entry flows to huge living rm with 2 seating areas & dining space. New light floors and LED lighting throughout. New galley style kitchen w/stainless appliances! New powder rm & laundry closet. Master bedroom suite w/multiple closets & a walk-in; new bath with separate tub & shower. Generous Master bedroom overlooks private deck. Year round heated pool&spa!

MLS#19-435476  
Lisa Hutchins 323-460-7626  
COLDWELL BANKER RES.

Rng/Oven, Hood, Dishwasher

**18 Hancock Park-Wilshire** *Income*

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



**BOTH UNITS ARE VACANT !!**

Beautifully maintained Spanish style duplex in Hancock Park Adjacent. Each unit consists of 3 bedrooms / 3 baths and boasts high ceilings, updated electrical, remodeled kitchens and bathrooms, EQ bolted, new windows throughout and hardwood floors. Lower unit features a generous-sized living room with extended wing area and a cozy reading nook. Upper unit also with generous-sized rooms, plus outdoor patio and balcony. Master bedrooms have walk-in closets and exterior wardrobe closets.

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

www.144NorthOrangeDr.com

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

<b>401 S LA JOLLA AVE</b>	Open	11-2	<b>NEW</b>
<b>\$4,495,000</b>	5+5.5	2sty-MODERN	



**PRIME BEVERLY GROVE**

www.401lajolla.com

Marc Noah (310) 968-9212  
SOTHEBY'S

<b>501 S CRESCENT HEIGHTS</b>	Open	11-2	<b>NEW</b>
<b>\$1,999,500</b>	5+3	SPANISH	



**EXQUISITE SPANISH VILLA IN BEVERLY GROVE**

Surrounded by ivy-covered walls and gardens, this two-story hacienda offers a private retreat in the heart of the city. A covered veranda leads into a dramatic living room with wood-beamed ceiling and fireplace. A formal dining room adjoins a generous kitchen. The upper level features a grand hallway with three bedrooms and large bath. Part of the first level has been redesigned as private quarters boasting its own kitchen, bedroom, full bathroom, living room and outdoor garden/patio area.

MLS#19-436426  
Allison Schwarz 310-433-0056  
COMPASS

crescentheightshouse.com

<b>6134 LINDENHURST AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,874,000</b>	3+3	1sty-SPANISH	



**CHARISMATIC SPANISH HOME IN WONDERFUL BEVERLY GROVE**

Beautifully remodeled, the home welcomes you into the family room w/ high beam ceilings & cozy fireplace, opening into DR and gourmet kitchen. Formal LR offers vaulted ceilings with amazing wood beams, grand fireplace and picturesque front window. 3BR/3BA. Master suite has additional den/office. Step outside to a lovely & private back yard shaded with pergolas. Garage converted to guesthouse with kitchen & bath. Amazing location, steps from the Grove, Farmer's Market, Beverly Center, Cedar Sinai.

MLS#19-436350  
L. Brenner / N. Hartman 323-860-4245  
COLDWELL BANKER HP

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

**OPEN HOUSE STATUS**

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

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

TUESDAY

<b>414 N CRESCENT HEIGHTS</b>	Open	11-2	<b>rev</b>
<b>\$1,499,000</b>	3+2	SPANISH	



**WELCOME HOME TO YOUR PRIVATE URBAN OASIS!**

Charm abounds in this classic 1920's Spanish offering sophistication, an ideal floorplan, & wonderful grounds in the heart of one of LA's most sought after, walkable neighborhoods. This impeccably maintained 3BR/2BA hacienda boasts a formal entryway w/decorative archways, crown molding, gracious living room & formal dining room w/wainscoting, high ceilings & bay window; plus bright, spacious eat-in kitchen. A partially renovated detached garage is ready to be revamped into gorgeous guesthouse.

**MLS#19-430264**  
The Kostrey Collection 323-785-7545  
NOURMAND & ASSOCIATE

Bit-Ins, Cing Fan, Dshwshr, Dryer, Rng/Ovn

<b>1339 S ORANGE DR</b>	Open	11-2	<b>red</b>
<b>\$1,899,000</b>	1999000	Duplex 2sty-COUNTRY ENGLISH	



**JUST REDUCED - MAJESTIC COUNTRY ENGLISH ON OVERSIZED LOT**

Such an enchanting property - one of a kind duplex - townhouse style SXS - only one shared wall (along stairs) - Vacant unit is owner/occupier with hardwood floors throughout, elegant moldings, large living room, FDR, wonderful large Family Room w/french doors to outdoor gardens, terrace, entertaining areas, fruit trees and privacy - 1 bed/ bath down - 2 beds/1 bath up - Other unit has projection system in living room, breakfast room - 1/2 bath down - 2 beds/1 bath up - So charming!

**MLS#18-389034**  
STACEY BABBITT 310-281-3942  
COLDWELL BANKER

Appliances

**19 Beverly Center-Miracle Mile** *Condo / Co-op*

<b>5601 W OLYMPIC BLV, UNIT 203</b>	Refresh.	11-2	<b>NEW</b>
<b>\$675,000</b>	2+2	1sty-ARCHITECTURAL	



**LIGHT AND BRIGHT BEAUTIFUL CORNER UNIT GEM IN MIRACLE MILE!**

CHIC AND TURNKEY CORNER UNIT WITH ONLY 1 COMMON WALL AND 3 BALCONIES! LIGHT AND BRIGHT 2BR + 2BA. TURNKEY KITCHEN AND REMODELED BATHROOMS. MASTER BEDROOM IS EN-SUITE WITH WALK-IN CLOSETS. This building was built new in 2009 and boasts all the modern amenities you would expect, including Nest Thermostat and underground secure parking. Feels luxurious, and is priced under other similar new construction condos. COME SEE THIS ASAP! Great location near LACMA & all the Miracle Mile Shopping/Cafes.

**Jerry & Rachel Hsieh** 424.242.8856  
**KELLER WILLIAMS LF**

www.JerryANDRachel.com

**20 Hollywood** *Single Family*

<b>4941 MARATHON ST</b>	Open	11-2	<b>NEW</b>
<b>\$1,195,000</b>	1+1	2sty-CRAFTSMAN	



**CONTEMPORARY CRAFTSMAN IN MELROSE HILL**

Contemporary Craftsman home custom built in 2017. Ground level offers 2 car garage, its walls painted green and used as photography/film studio. The living area is on 2nd floor, providing an open loft-like space w/high beamed ceilings, bamboo floors and wrap-around balcony with views of city & trees. Complete with modern kitchenette and bathroom. Perfect for creative type, will satisfy the need for uniqueness and unconventional. Surrounding garden is a true oasis exuding serenity and tranquility

**N. Hartman/L. Brenner** 323-860-4259  
**COLDWELL BANKER HP**

refrigerator, 2 burner hot plate,

**19 Beverly Center-Miracle Mile** *Income*

<b>100 S DOHENY DR #1010</b>	Refresh.	11-1	<b>NEW</b>
<b>\$572,000</b>	1+2	CONTEMPORARY	



Wonderful 1 bedroom plus 1.5 baths in full service hi-rise building. Open floor plan with dining area which opens to balcony with fabulous views. Nice size master with walk in closets. Building features 24 hour security, pool, spa, tennis courts and gym. Walking distance to Bristol Farms, BeverlyCenter, Cedar Sinai and trendy Robertson.

**Lisa Sherman** 310-724-7000  
**SOTHEBY'S INTERNATIO**

Bit-Ins

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

<b>2112 MELLON AVE</b>	Open	11-2	<b>NEW</b>
<b>\$989,000</b>	4+3	MODERN	



**ARTISTICALLY COOL AND SOPHISTICATED MODERN FARMHOUSE**

A two story home w no expense spared. Two en-suite master bedrooms, one w dual sinks, walk in closet & the other w views of the urban landscape. Kitchen replete w custom wood cabinetry, quartz counter tops & stainless steel appliances. Wide planked wood floors, updated systems, aluminum rain gutters, and off street parking. Fully hedged yard with garden containing 6 varieties of herbs & 10 varieties of veggies. Rarely does a property with this pedigree come along in an urban locale.

**Linda Chamberlain** 3238287269  
**NOURMAND AND ASSOC.**

Range, Fridge, Stove, Washer/Dryer

**19 Beverly Center-Miracle Mile** *Income*

<b>900 S DETROIT ST</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,999,990</b>	Duplex	2sty-COUNTRY ENGLISH	



**TURNKEY STORYBOOK COUNTRY ENGLISH DUPLEX. OWNERS UNIT VACANT!**

RARE OPPORTUNITY IN PRIME MIRACLE MILE ON 8300 sq. ft. Lot! THIS BEAUTIFUL TROPHY DUPLEX IS THE ONE YOU'VE WAITED FOR. HIGHLY SOUGHT TREE-LINED STREET NEAR WILSHIRE/LA BREA CORRIDOR. Renovated Upstairs is vacant (Pro-forma \$5500), Downstairs rented at \$4100. Authentic circa-1920's period details throughout! Built-in bookcases & original Batchelder fireplace. 3 Car Garage + Grassy yards + Hardwood Floors + Luxurious Marble Counters + HVAC. Come see this soon before it's gone. A MUST SEE!!

**Jerry & Rachel Hsieh** 424.242.8856  
**KELLER WILLIAMS LF**

www.JerryANDRachel.com

**21 Silver Lake - Echo Park** *Income*

<b>2224 BERKELEY AVENUE</b>	Open	11-2	<b>NEW</b>
<b>\$1,295,000</b>		SPANISH	



**RESIDENTIAL INCOME PROPERTY & OPEN HOUSE MARCH 3RD 1-4PM**

This flexible property is a must see--on the market for the first time in over 50 years! This two-houses-on-a-lot parcel is attractive to any buyer or investor interested in the highly sought-after Echo Park area. These separate, Spanish-style homes both offer hardwood floors, partially-updated with character interiors and 2nd-level living. Front: 2BR/1BA, 1,017 sq. ft., plus over 400 additional sq. ft. permitted on the first level. Rear:1BR/1BA, 847 sq. ft. plus additional first level sq.ft.

**MLS#8190006151T**  
**Michelle Cesario** (310) 384-6831  
**LOUIS GINO CESARIO**

Bit-Ins, Cing Fan

**22 Los Feliz** *Single Family*

<b>5811 VALLEY OAK DR</b>	Open	11-2	<b>NEW</b>
<b>\$2,450,000</b>	3+4	TRADITIONAL	
	<b>LOCATED BEHIND THE HIGHLY-DESIRABLE VALLEY OAK GATE</b>		
3 bed/3.5 bath (plus, office) traditional home. Huge living room connects to a den/office. Original kitchen leads to an en-suite bedroom. Upstairs are two, spacious, en-suite bedrooms w/views. Master has a private dressing areas w/ two spacious walk-in closets & ample bath w/tub & sep. shower. Utility basement has tons of space for a studio, storage, etc. Several doors lead to the covered patio area for al fresco dining or private, outdoor summer nights. Private sports/basket ball court.			
MLS#19-432464	Roger Perry	310-600-1553	www.RogerPerry.com
RODEO REALTY - BH			

<b>1945 N BERENDO ST</b>	Refresh.	11-2	<b>NEW</b>
<b>\$2,100,000</b>	4+4.5	SPANISH	
	<b>NEWLY RENOVATED SPANISH IN LOS FELIZ</b>		
A modern classic Spanish Revival nestled in the heart of Los Feliz Village. This 3 bed 3.5 bath main home is an entertainer's dream. The living room & adjacent dining room flow to the custom kitchen w/ large center island. Bright family room that opens up to the new waterfall pool and spa. 2 family bedrooms, each offering en-suite baths. Upstairs master suite w/ fireplace & spacious spa-bath. Fabulous guest house features a new kitchen & bath. Don't miss this Los Feliz stunner!			
Bryant \ Reichling	323-854-1780	www.1945Berendo.com	
COMPASS			

<b>3322 LA CLEDE AVE</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,039,000</b>	3+2		
	<b>CHARMING ATWATER VILLAGE BUNGALOW W/SPECTACULAR GUEST HOUSE!</b>		
With tantalizing curb appeal & recently remodeled from top to bottom, this charming 1920's 3BR/2BA Atwater Village bungalow is truly the home of your dreams. Enter into the open concept living/dining area w/hardwood floors & tons of natural light. Fabulous kitchen w/tons of cabinet space, stainless appliances & island w/cooktop & hood. A spectacular, tranquil backyard w/ fruit trees & a detached garage has been masterfully redone w/French doors, built-ins, a wet bar, & a queen sized Murphy bed.			
The Kostrey Collection	323-785-7545	W/D, frdg, range, dshwshr	
NOURMAND & ASSOC-HW			

**28 Culver City** *Single Family*

<b>4236 TULLER AVE</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,185,000</b>	3+2	TRADITIONAL	
	<b>A GREAT OPPORTUNITY AWAITS IN CULVER CITY</b>		
This two-story treasure is ready to make your own! Tucked away on a secluded cul-de-sac that is close to all Culver City restaurants, shops, and Westside thoroughfares, this great condo alternative checks all the boxes for easy living. Expansive 3 bedroom, 2 bathroom home plus bonus room offers endless possibilities. The direct 2 car garage access makes it easy to zip to trendy downtown Culver City or you can take the bike path all the way down to the beach.			
Penny Muck	(310) 266-9946	www.HaltonPardee.com	
HALTON PARDEE			

**30 Hollywood Hills East** *Single Family*

<b>2268 HOLLY DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,399,000</b>	3+2	1sty-MID-CENTURY	
	<b>MID CENTURY MODERN RETREAT / HOLLYWOOD DELL</b>		
Enjoy Complete Privacy / Gated Mini-Compound w/Mature Trees & Ultimate Sense of Nature & Security! Renovated by James Schmidt Architecture & Landscape Architects, LPO Inc. Beautiful Interior Spaces open to Exceptional Outdoor Areas. Gourmet Kitchen w/Premium Appliances. Luxurious Master Suite opens to a very Private Pool & Spa. +2 BDRMs open to Sun Patio & share Designer Bath. Updated Systems, A/V, Alarm & Security Cameras. Detached 2 car Garage w/ direct access to Secure Courtyard.			
Nick Small	310.502.2055	www.2268HollyDrive.com	
RODEO REALTY SUNSET			

<b>3477 WONDER VIEW PL</b>	Open	11-2	<b>rev</b>
<b>\$1,950,000</b>	3+4	3sty-ARCHITECTURAL	
	<b>STRIKING HOLLYWOOD KNOLLS ARCHITECTURAL WITH ARTISTS' STUDIO</b>		
3 Bedrooms + 4 Bathrooms + Views + Artist Studio/Potential ADU			
Open floor plan includes walls of glass, high ceilings, hardwood floors. Gourmet eat in kitchen, dining with views on 3 sides, spacious balconies. Master suite on entire top floor with two bedrooms & two bathrooms on lower level. Office/studio on lowest level has separate entrance. Street to street lot			
Karen Medved	3102664236	Dshwshr,Grbg Disp,Rng/Ovn	
COMPASS			

**31 Playa Del Rey** *Single Family*

<b>102 FOWLING ST</b>	Refresh.	11-3	<b>NEW</b>
<b>\$3,000,000</b>	5+4	2sty-TUDOR	
	<b>OFF-MARKET LISTING - MODERN SPANISH TUDOR</b>		
Exquisite Modern Spanish Tudor with guest unit on a coveted corner lot steps from the sand, bike path and volleyball courts of Playa del Rey Beach. This old-world charmer has been reimagined with new, elegant amenities and aesthetics. Step off the quaint walk street, through a private patio and into a light infused home that encapsulates the California indoor/outdoor living experience.			
Michael Grady/Jagger K	424-354-2929	Studio with Separate Entrance	
THE AGENCY			

**35 Inglewood** *Single Family*

<b>9108 S HERITAGE WAY</b>	Refresh.	11-2	<b>NEW</b>
<b>\$895,000</b>	4+3	2sty-CONTEMP MED	
	<b>BEAUTIFUL INGLEWOOD HOME</b>		
Beautiful Home in Inglewood. 3 bed, 2.5 bth plus den/ofc rests on a Cul-de-sac in a gated community adjacent to the new LA Rams/Chargers Stadium. Nearly 2300 sq ft, 2 lvl home offers a great floor plan. DS is the formal living rm w/ fpl & an expansive family room adjoining the gorgeous kitchen & dining. All flow nicely via French doors to an inviting & private backyard. Kitchen features oak cabinets, large island w/ SS appl & custom lighting. Community Pool, Tennis court & Play area. Go Rams!			
Dan Nessel	3103650195	Blt-Ins,Clng Fan,Cent Vac,Dshwshr,Dryer	
BERKSHIRE HATHAWAY H			

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TUESDAY

**39 Playa Vista** *Single Family*

<b>12668 SUNRISE PLACE</b>	Open	11-2	<b>NEW</b>
<b>\$3,249,000</b>	4+5	CONTEMPORARY	



**STUNNING ESTATE ON ONE OF THE LARGEST LOTS IN PLAYA VISTA**

Entertain in the open living accented by grand windows & flows to the dining/kitchen. Gourmet kitchen w/island, Wolf appliances, Sub Zero fridge & opens to the garden thru pocket doors. Lux master w/balcony, tub, dual vanities, glass shower & walk-in closets. Top level w/large living & covered balcony for dining/lounging al fresco. Features laundry room, Honeywell thermostat, Lutron lighting, Schlage smart-key, electric car charger & more. Central location, moments from shops, restaurants & more

MLS#19-435562  
SF Jones/MSchlosser 310.579.2200  
COMPASS

12668Sunrise.com

**53 Woodland Hills** *Single Family*

<b>4440 VANCEBORO CT</b>	Open	11-2	<b>rev</b>
<b>\$2,695,000</b>	5+5	TRADITIONAL	



**Magnificent cul-du-sac estate located in the prestigious gated community of Westchester County Estates.** The home boasts an optimal floor plan with 8,348 square-feet of living space and expansive grounds. Notable custom features include: spacious rooms, entertainer's bar, large chef's kitchen and beautiful French doors providing an abundance of natural light. The impressive master retreat hosts a grandiose bedroom featuring seating areas and two walk-in closets. This property is a must see!

MLS#18-367214  
Ingrid Sacerio 323-333-7018  
THE AGENCY

Blt-Ins,Dshwshr,Grbg Disp

**62 Encino** *Single Family*

<b>16805 OAK VIEW DR</b>	Open	11-2	<b>rev</b>
<b>\$9,750,000</b>	5+7	ARCHITECTURAL	



**NEW GATED MODERN WITH PANORAMIC CITY VIEWS**

Also Available for Lease: Unfurn \$40k/mo, Furn \$45k/mo. This modern masterpiece has a large circular drive behind 125 feet of gated frontage. Dazzling city lights views abound from this bluffside home with a level of quality rarely achieved. The 2-story foyer has 3-foot square grey porcelain flooring, a floating steel and glass staircase, and a backlit Onyx wine wall. The family room adjoins a stunning kitchen accented with an expansive island and Miele appliances.

MLS#19-426310  
Gary Gold 310.741.0505  
HILTON & HYLAND

HiltonHyland.com

**72 Sherman Oaks** *Single Family*

<b>13260 MAGNOLIA BLV</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,485,000</b>	4+5	2sty-TRADITIONAL	



**BEAUTIFUL, ROMANTIC & GATED HOME IN MAGNOLIA ESTATES**

Welcome to this 4BD/5BA spectacular gated home in Magnolia Estates. Classic architectural elements are incorporated w/the functionality & luxury living of today's modern family including spacious living, soaring ceilings & exceptional cook's kitchen. Featuring approx 4,218 SqFt of living space on an approx 10,000 SqFt lot you are greeted w/extra tall double doors that open to your formal entry & dazzling dream stairway. Fully gated green grassy grounds for your fav pup! A home not to be missed.

MLS#18-415494  
SF Jones/SWalters/PBoroda 310.579.2200  
COMPASS

Robert E. Howell (310) 729-2807  
KELLER WILLIAMS BH

**73 Studio City** *Single Family*

<b>3180 OAKDELL RD</b>	Open	11-2	<b>NEW</b>
<b>\$3,695,000</b>	5+5.5	1sty-ARCHITECTURAL	



**FRYMAN CANYON ARCHITECTURAL**

Sophisticated one story Mid-Century Modern sited perfectly on over one half acre in the exclusive Fryman Canyon Estates. Features dramatic high ceilings, walls of glass, 3 fireplaces and a flexible, spacious floor plan. The elegant architectural home includes a light filled living room, formal dining room, family room and huge breakfast room open to the gourmet kitchen with top of the line appliances. There are 5 bedrooms, 5 baths and powder room.

Fred Holley 310-7807653  
CORE REAL ESTATE

**3880 ALTA MESA DR** *Single Family*

<b>3880 ALTA MESA DR</b>	Open	11-2	<b>NEW</b>
<b>\$2,498,000</b>	4+4	2sty-SPANISH	



**MODERN STYLE IN A LUMINATING CANYON SETTING**

This home evokes a true sense of architectural intimacy amid its secluded, lush setting. Beyond the front gate is a garden that leads one into the foyer, opening to a multi-level fl plan w/natural light via French drs. Here, the living & dining share an open layout, flowing into the kitch. The hm feats 4 beds, including the master w/vaulted ceilings, a fp, bath, ample closet space & drs that open to a patio w/canyon views. Beyond the interior lies an outdoor oasis, complete w/a salt water pool.

SMITH & BERG | EDMOND 310.500.3931  
COMPASS

3880altamesa.com

**11285 LAURIE DR** *Single Family*

<b>11285 LAURIE DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,850,000</b>	5+3		



**OPEN TUESDAY & FRIDAY 11-2**

A diamond in the rough, your vision awaits this fantastic view property in the hills of Studio City. Idyllically located just South of Ventura Blvd., the home overlooks the San Fernando Valley boasting stunning panoramic views of the Valley and city lights. With its spacious backyard with pool and spa, this is truly a rare opportunity to update this home into a private oasis perfect for entertaining.

Aren Afsharian 310.200.9323  
HILTON & HYLAND

HiltonHyland.com

**3640 BERRY DR** *Single Family*

<b>3640 BERRY DR</b>	Open	11-2	<b>red</b>
<b>\$1,149,000</b>	2+2	CONTEMPORARY	



**REMARKABLE VALUE FOR UPDATED CONTEMPORARY HOME W/VIEWS**

Fall in love w/the sophisticated hardwood floors & expansive windows welcoming floods of light. The elegant living is accented by a fireplace, built-ins & flows to the dining. Gourmet kitchen w/ss appliances, white cabinetry & more. Spacious master w/awe-inspiring views & ample storage. Retreat to the enchanting yard where you can entertain family & friends under elegant string lights. Features a lower level space w/separate entrance for office, media or more. A true gem in beloved Studio City.

MLS#18-415494  
SF Jones/SWalters/PBoroda 310.579.2200  
COMPASS

3640Berry.com

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- NEW\*** New, not yet listed
- RED** Reduced
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**260 Palos Verdes Estates** *Single Family*

<b>2851 VIA VICTORIA</b>	Open	11-2	<b>NEW</b>
<b>\$2,848,888</b>	3+5	2sty-MEDITERRANEAN	



**GORGEOUS ITALIAN VILLA IN LUNADA BAY**

This exceptional Italian Villa is a rare opportunity to own a stunning custom-built home in Palos Verdes Estates. Set behind gates the home is surrounded by views of the canyon & stream below making it a peaceful oasis. Enjoy 4691 SQFT of luxurious living space, including a stunning living room, inviting den, formal dining room, wood-paneled library & gourmet chef's kitchen w/ adjacent breakfast room. Don't miss out on this rare opportunity to own this meticulously built home in Lunada Bay.

MLS#19-434646  
Neyshia Go/JakeMcDermott 9136454615  
COMPASS

Dshwshr,Dryer,Frzr,Grbg Disp,Micro,Other

**2045 Valley Glen** *Single Family*

<b>6131 GOODLAND AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,199,000</b>	4+3	TRADITIONAL	



**STUNNING TRADITIONAL IN VALLEY GLEN**

Welcome to this stunning contemporary home on a spacious corner lot and beautifully tree lined street. Open floor plan with crown molding, impeccable quality workmanship + natural light. Enjoy entertaining in the chef's kitchen w/ stainless steel appliances, quartz counters + dining nook. Master suite w/ vaulted ceiling, a spa like bath, walk-in closet & french doors to the backyard. Attached garage, drought-tolerant landscaping, video alarm, energy efficient design. Room for a pool. A must see!

L.Guttman/N.Giragossian 3103109712  
THE AGENCY

Bit-Ins,Dshwshr,Grbg Disp,Hood Fan

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