

**01 Beverly Hills**

Single Family

|                       |      |             |            |
|-----------------------|------|-------------|------------|
| <b>721 N RODEO DR</b> | Open | 11-2        | <b>NEW</b> |
| <b>\$19,995,000</b>   | 8+12 | TRADITIONAL |            |



**EXQUISITE NEW TRADITIONAL ESTATE ON FAMED RODEO DR**

Brand new white-painted brick Trad. Wful st presence, well-proportioned spaces, perfect flr pln, most tasteful finishes, ideal indr/outdr flow & every imaginable space/amenity. Gracious public rms, lib, bar, theatre, gym, game rm w/ bar, wine rm & upstrs fam rm. Eat-in chef's kitch/fam rm opens to loggia w/ FP & heaters, firepit, beau gardens, lawn & pl/spa. Fab mstr w/ office, sit area, FP, terrace, dual BAs & closets. Gorgeous oak flrs & extensive custom millwork thru-out. Special offering!

David Offer/Drew Fenton  
BHHS / H&H 3108209341

www.721Rodeo.com

|                      |       |      |            |
|----------------------|-------|------|------------|
| <b>623 WALDEN DR</b> | Lunch | 11-2 | <b>NEW</b> |
| <b>\$11,995,000</b>  | 6+9   |      |            |




**NEW LISTING IN BEVERLY HILLS FLATS**

Newly constructed Spanish Masterpiece in the highly sought after Beverly Hills Flats. Splashing fountains, private courtyards, and a tranquil pool highlight the property. Decadent living room with intricate Truss ceilings, grand stone fireplace, and floor-to-ceiling windows. Features include 6 en-suite bedrooms, 9 custom baths, gourmet kitchen, wood paneled office, home theatre & more. Separate guesthouse w/ kitchenette, private bedroom & full bathroom.

Rochelle Atlas Maize  
NOURMAND & ASSOC. 310.968.8828

Catered Lunch Served

|                         |      |      |            |
|-------------------------|------|------|------------|
| <b>708 N REXFORD DR</b> | Open | 11-2 | <b>NEW</b> |
| <b>\$10,495,000</b>     | 5+7  |      |            |



**GATED HOME WITH POOL IN BEVERLY HILLS**

Open Tuesday 11am - 2pm & 5pm - 6:30pm. Set behind gates in prime Beverly Hills Proper sits this gorgeous Traditional 5bd/7ba home. Formal living with fireplace, large family room, chef's kitchen with oversized center island and bar. Sumptuous master suite with dual baths & closets, fireplace and large private balcony overlooking the lush grassy yard with sparkling pool. Outdoor patios and 3-car garage with large motor court.

M. Nourmand & E. Tinney  
NOURMAND & ASSOC. 310.888.3330

www.myranourmand.com

|                                |      |       |            |
|--------------------------------|------|-------|------------|
| <b>2660 BENEDICT CANYON DR</b> | Open | 11-2  | <b>NEW</b> |
| <b>\$7,995,000</b>             | 5+7  | RANCH |            |



**MILLIONAIRE'S ROW ESTATE**

5 bd/7 ba, 6400 sqft, Gated, 2.2 Acre Compound. Sizable motorcourt which allows parking for up to 20 cars. Private, 1st floor Master Retreat with Dual Baths and generous walk-in closets, plus huge guest Bedrooms to sleep many. Oversized living room, dining room, family room and spacious kitchen. Pool+Spa w/50ft waterfall..plus, Sauna, BBQ & Cabana. Other features include: HWfloors & 3 glass-rock fireplaces, Office/Study & Terrace. Pool-side 2nd bedrm. Upstairs JR Master & 4th bedrm wing.

Roger Perry  
RODEO REALTY - BH 310-600-1553

www.RogerPerry.com

|                        |          |          |            |
|------------------------|----------|----------|------------|
| <b>313 FOOTHILL RD</b> | Refresh. | 11-2     | <b>NEW</b> |
| <b>\$3,300,000</b>     | 3+2      | 1sty-NEO |            |




**313 N. FOOTHILL, BEVERLY HILLS 90210**

Lovingly maintained 3 bedroom, 2 bath, 2083 sq.ft. home. Home has lots of potential for either a interior remodel or rebuild your own on deep 7650 sq.ft. lot. Hardwood floors thru-out a nice traditional floorplan. Open living room with stone fireplace. Eat-in kitchen/family room combo with indoor laundry. Master has walk-in closet and lots of additional storage. Original floorplan is set up for an easy transition to the modern open concept of today. Parking in front and detached garage.

Lisa Waldo  
RODEO REALTY BH 3108720472

|                     |      |              |            |
|---------------------|------|--------------|------------|
| <b>463 S ELM DR</b> | Open | 11-2         | <b>NEW</b> |
| <b>\$2,950,000</b>  | 4+5  | 2sty-SPANISH |            |



**LARGE 8,200 SQ. FT. LOT**

Priced to sell! Corner 2-story home consists of 3 BD & 4 BA, a spacious LR with vaulted beams, a sun filled Family room, a kitchen with a breakfast nook & a formal Dining Room. Guest room with bath above detached garage. The 1st floor large Master Bedroom, with its own master bath, walk-in closet, opens onto the backyard. There is an additional 1st floor bath which would be perfect for guests staying in the family room. On the 2nd floor, there are 2 bedrooms, each with their own bath.

Magali Bergher  
WEA 310.409.8733

www.Elm90212.com

|                          |      |                  |            |
|--------------------------|------|------------------|------------|
| <b>352 S CRESCENT DR</b> | Open | 11-2             | <b>NEW</b> |
| <b>\$2,835,000</b>       | 2+2  | 1sty-TRADITIONAL |            |

Desirable prime South Beverly Hills charming one story traditional home. This jewel offers the opportunity to move into the existing home, remodel or build. Trust Sale without court confirmation

Roni Heller 310 729-7492 COLDWELL BANKER

|                     |          |                 |            |
|---------------------|----------|-----------------|------------|
| <b>610 BURK PL</b>  | Open     | 11-2            | <b>red</b> |
| <b>\$11,995,000</b> | 14500000 | 4+4 MID-CENTURY |            |




**"ON TOP OF THE WORLD"**

Perched on a quiet cul-de-sac at the pinnacle of prime Trousdale with explosive panoramic city & ocean views. Enter onto the large motorcourt with adjoining two-car garage & through the double front doors to the formal marble foyer. Elegant floor plan with spacious rooms, all featuring walls of glass that open to the backyard & spectacular views. Living room, family room, formal dining room, & gourmet kitchen with concrete countertops, center island, professional appliances, & breakfast room.

MLS#18-406038  
Drew Fenton  
HILTON & HYLAND 310.858.5474

Co-listed w/ Jade Mills

|                            |      |              |            |
|----------------------------|------|--------------|------------|
| <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 & 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, and jacuzzi.

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

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



**PRIME LOWER TROUSDALE ESTATES**


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

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

CBLuxuryRE.com



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



**BRAND NEW EXCEPTIONAL GATED MEDITERRANEAN VILLA!**

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


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

Enjoy The Beverly Hills Lifestyle!

## 01 Beverly Hills

Condo / Co-op

|                           |      |        |            |
|---------------------------|------|--------|------------|
| <b>125 N GALE DR #205</b> | Open | 11-2   | <b>NEW</b> |
| <b>\$1,289,000</b>        | 2+3  | MODERN |            |



**GORGEOUSLY REMODELED BEVERLY HILLS CONDO**

Gorgeously remodeled luxurious condominium equipped with the utmost desirable touches located in the beautiful Beverly Hills. This naturally lite gem has spacious living areas with a fireplace, hardwood flooring and exposed Tongue & Groove paneling with crown moldings throughout. The open floor plan guides you right from the dining area into the stunning, brand new kitchen which offers recessed lighting, quartz countertops, stainless steel appliances including a dishwasher by Jen-Air.

**MLS#18-403396**  
Litta Lee 213-595-2455  
COLDWELL BANKER RESI

|                           |      |              |            |
|---------------------------|------|--------------|------------|
| <b>443 N PALM DR #402</b> | Open | 11-2         | <b>rev</b> |
| <b>\$3,150,000</b>        | 3+4  | CONTEMPORARY |            |



**RARE OPPORTUNITY IN PRIME BEVERLY HILLS LOCATION!**

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

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

Cbl

## 02 Beverly Hills Post Office

Single Family

|                                 |      |             |            |
|---------------------------------|------|-------------|------------|
| <b>1984 COLDWATER CANYON DR</b> | Open | 11-2        | <b>NEW</b> |
| <b>\$4,795,000</b>              | 5+5  | TRADITIONAL |            |




**REVIVED 1940 GEORGIAN COLONIAL IN BHPO**

Former Celebrity Estate attributed to architect Paul Williams by noted builder, Herbert Riesenbergs. Set back from the street with motor court for up to 10 cars & 2 car garage. Chef's kitchen open to family rm, formal dining rm, formal living rm, master suite w/ dual walk-in closets, white Carrara spa bath & deck. 2 large additional bedrooms on second floor, large luxurious guest suite downstairs w/ fireplace plus separate maids room. Pool, spa, cabana, barbecue, upper deck and lush landscaping.

**MLS#19-440434**  
Ginger Glass 310-927-9307  
COLDWELL BANKER BHN

Dshwshr, Dryer, Rng/Ovn, Fridg

|                           |       |             |       |            |
|---------------------------|-------|-------------|-------|------------|
| <b>1404 DAWN RIDGE DR</b> | Lunch | 11-2        | 592D5 | <b>rev</b> |
| <b>\$7,995,000</b>        | 6+7   | CONTEMP MED |       |            |




**LUXURIOUS CONTEMPORARY-MEDITERRANEAN STYLE ESTATE**

Discreetly poised at end of the cul-de-sac on top of a summit overlooking LA skyline. Behind its private gates sits impressive home. From its chef's gourmet kitchen to large formal living room & dining room, this home was built for luxury lifestyle & entertaining. It's the quintessential California indoor/outdoor lifestyle. This home also has a wine room, family room, office, elevator, 3-car garage & sauna. Live the ultimate lifestyle in one of the finest newer homes with most spectacular view!

**MLS#18-386006**  
M. Nourmand/Pate Stevens 310.888.3333  
NOURMAND & ASSOC.

www.myranourmand.com

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




**LIVING THE GOOD LIFE**

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

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

Dshwshr, Frzr, Grbg Disp, Hood Fan, Micro

|                                |          |                    |            |
|--------------------------------|----------|--------------------|------------|
| <b>3193 BENEDICT CANYON DR</b> | Refresh. | 11-2               | <b>rev</b> |
| <b>\$2,350,000</b>             | 3+4      | 1sty-ARCHITECTURAL |            |



**UNOBSTRUCTED VIEWS OF CAYON TO CATALINA SET BACK FROM STREET**

MUST SEE, TENANT MOVED, COMPLETELY RE-IMAGINED! Unobstructed views of Canyon to Catalina from this private romantic Zen architectural. Set back from street with Circular driveway. MOVE IN READY! Enter thru stone patio into high ceilings and voluminous open spaces, hardwood flrs. 3+3.5, 2 master suite. Spa like bath w/ Tibetan cabinets. Surrounded in nature right in the middle of the city, 10 min to Sunset and 10 min to Ventura Blvd. Easy access to studios. Good expansion potential on huge lot!

**MLS#19-434748**  
Irene Tsu 310 993 6141  
BERKSHIRE HATHAWAY H

Bit-Ins, Tankless WH, Stainless appliances

## 03 Sunset Strip - Hollywood Hills West

Single Family

|                         |      |        |            |
|-------------------------|------|--------|------------|
| <b>1172 N DOHENY DR</b> | Open | 11-2   | <b>NEW</b> |
| <b>\$9,300,000</b>      | 7+7  | MODERN |            |



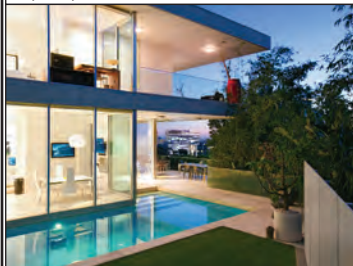
**EVERYTHING NEEDED IN A HOME & MORE!**

Exclusive Lower Bird Streets, architectural masterpiece, w/ zero edge pool, 12' glass doors, black Italian marble, warm European oak floors. Miele kitchen w/ double ovens, espresso bar, temp controlled wine display. Floating stairs leads to epic master w/ own living room, showroom closet, & wrap around balcony. Master spa/steam bath w/ Brizo fixtures, dual showers, dual toilets, heated floors. 1,000 SF roof deck w/ built-in bar, jacuzzi, all while enjoying a sea of City lights. C4 smart home.

**MLS#19-440372**  
B. Bacal & L. Bagramyan 310-717-5522  
RODEO BEVERLY HILLS

www.1172Doheny.com

|                        |      |                    |            |
|------------------------|------|--------------------|------------|
| <b>1267 ST IVES PL</b> | Open | 11-2               | <b>NEW</b> |
| <b>\$7,995,000</b>     | 3+4  | 2sty-ARCHITECTURAL |            |



**CJ BONURA CONTEMPORARY MODERN VIEW ESTATE**

Set in the star studded Bird Streets, mere steps away from the Sunset Strip's world-class nightlife & dining, this Contemporary Modern view estate is a sight to behold on a very private cul-du-sac street. Angular modern forms come together to create a residence that is the work of famed architect CJ Bonura. This 3-bed 3.5-bath modern entertainers paradise is made for you. Claim your throne in the ultra exclusive & highly desirable Bird Streets before its too late.

**MLS#19-429144**  
Trevor W. & Brandon W. 310.804.9693  
HILTON & HYLAND

Williams & Williams Estates Group



|                         |      |         |
|-------------------------|------|---------|
| <b>8211 BELLGAVE PL</b> | Open | 11-2    |
| <b>\$4,998,000</b>      | 3+4  | SPANISH |



**UNBELIEVABLE HOLLYWOOD HILLS OPPORTUNITY WITH VIEWS**

Breathtaking views in the Hollywood Hills spanning to the snow top mountains of Big Bear, Griffith Observatory, Downtown Los Angeles to Long Beach. The possibilities are endless to build your dream view home in the Hills centrally located minutes from Sunset as well as close to the Hollywood, Studio City and Burbank studios. The current structure consists of approx. 2,733 SQFT of living space with 3 bedrooms, 3.5 bathrooms on a double lot with two APN's.

MLS#19-439198  
Marco Salari  
COLDWELL BANKER BHN

4243057788

OPEN TUESDAY 11-2

|                           |      |             |
|---------------------------|------|-------------|
| <b>2936 LA CASTANA DR</b> | Open | 11-2        |
| <b>\$2,395,000</b>        | 3+3  | MID-CENTURY |



**SIMPLY THE BEST!**

Extraordinary Mid-Century w chic update on a double lot. Designer finishes with open floor plan. Living rm w vaulted ceiling. Hrdwd floors throughout. New oversized windows and sliding glass doors that make the indoor and outdoor flow seamlessly together. Lrg Gourmet kitchen with marble counter tops. Amazing master suite with large walk-in closet plus a luxurious bath with double vanities. Huge flat park-like yard with a tropical ambience. Grotto-like pool w gazebo for entertaining and relaxing.

MLS#19-441402  
Neal Baddin  
COLDWELL BANKER RESI

323-793-7405

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

TUESDAY

|                             |      |               |
|-----------------------------|------|---------------|
| <b>8015 BRIAR SUMMIT DR</b> | Open | 11-2          |
| <b>\$4,400,000</b>          | 4+4  | ARCHITECTURAL |



**RICHARD DORMAN AIA, 1959**

Warm modern architectural bathed in sunlight and surrounded by dreamlike gardens with total privacy. A classic example of midcentury post & beam architecture. Completely renovated 2 years ago with stunning quality and craftsmanship. The interior flows effortlessly outside for perfect indoor-outdoor living. Outdoor areas include Brazilian landscaping, pool and spa, and outdoor kitchen. Ipe wood decking and trim surrounds the gated grounds and guest house. A true architectural gem.

MLS#19-440554  
Jonah Wilson  
HILTON & HYLAND

310.858.5465

JonahWilson.com

|                        |       |               |        |
|------------------------|-------|---------------|--------|
| <b>8262 SKYLINE DR</b> | Lunch | 11-2          | 592 H2 |
| <b>\$2,100,000</b>     | 4+3   | 1sty-HACIENDA |        |



**SECLUDED HOLLYWOOD HILLS VIEW HACIENDA**


Secluded Hacienda nestled just above Mulholland in Laurel Hills pocket. Expansive open floor plan w/ designer touches. Grand formal LR w/ over-sized FP & cathedral ceilings. Chef's kitchen w/ center island & open to family room. Romantic master w/ sliding doors to a covered private deck, double-closets, master bath w/ spa-tub, glass rain shower, dual vanity, & vaulted ceiling. Private & tranquil entertainer's indoor/outdoor living w/ wraparound tile patio, outdoor bar & breathtaking views

Nick Tatone  
DILBECK / CHRISTIES

8189296326

TACO TRUCK LUNCH

|                           |      |             |
|---------------------------|------|-------------|
| <b>1118 N WETHERLY DR</b> | Open | 11-2        |
| <b>\$4,195,000</b>        | 4+4  | TRADITIONAL |



**DESIGNER-DONE HOLLYWOOD REGENCY MOMENTS FROM THE STRIP**

Behind a gate and mature hedges, this stunning and private, designer-curated residence in Lower Doheny is moments away the Sunset Strip and Beverly Hills. Hollywood Regency and glamour merge seamlessly in this custom 2016 remodel. Each room delivers a sense of drama and formal entry, with an emphasis on colors, materials and surfaces. Amenities include: pool with electric cover, two large and flat grassy pads, audio throughout, secured access and Control 4, Wi-Fi-enabled camera system.

Ben Belack/Blair Chang  
THE AGENCY

310.497.6789

Private Hollywood Regency with Pool

|                           |      |             |
|---------------------------|------|-------------|
| <b>8848 HOLLYWOOD BLV</b> | Open | 11-2        |
| <b>\$1,395,000</b>        | 2+3  | MID-CENTURY |



**MID-CENTURY VIEW HOME**


Nestled above the Sunset Strip this Mid-Century modern home is a great opportunity for an investor, developer or end-user. Fix up or tear down. This home offers explosive city and ocean views, 2 bedrooms, 2.5 bathrooms, den or optional 3rd bedroom, 3 fireplaces and an outdoor area that has lots of potential. Two car attached garage. Trust sale, court confirmation is required.

Nancy Sanborn  
BERKSHIRE HATHAWAY

310-777-2858

SanbornTeam.com

|                               |      |        |
|-------------------------------|------|--------|
| <b>8004 WOODROW WILSON DR</b> | Open | 11-2   |
| <b>\$3,875,000</b>            | 3+3  | MODERN |



**CELEBRITY ROW MODERN W/ INFINITY POOL**

Surrounded by multi-million dollar estates, the loft-like space has soaring ceilings in the main rooms and retracting walls of glass that open to multiple outdoor entertaining areas. Outside, a breathtaking new infinity edge pool & spa set amidst spectacular tropical grounds and lush hillside views. This is a truly spectacular property offering serenity and privacy just moments from the Sunset Strip.

MLS#19-430100  
John Galich  
RODEO REALTY INC.

310-461-0468

www.8004WoodrowWilson.com

|                         |             |             |
|-------------------------|-------------|-------------|
| <b>3456 OAK GLEN DR</b> | Open        | 11-2        |
| <b>\$1,299,000</b>      | 1349000 3+3 | POST & BEAM |



**CHARMING HOME W/ BONUS ADU UNIT!**

Private, gated 2 bedroom, 2 bath house w/fully approved 1 bedroom Accessory Dwelling Unit (ADU) with separate address! Upper home has large tiled patio entry, with easy flow into living room/dining room combo with views across the Valley. Charming lower level unit with separate entry and 1 bedroom, 1 bath. Vintage style kitchenette, wood floors, and French doors to large view patio. Great sized bedroom with walk-in closet. Amazing central location close to studios, restaurants, and shopping.

MLS#18-416438  
Carter + Orland Estates  
KW LOS FELIZ

www.carterorlandestates.com

|                         |       |                   |     |
|-------------------------|-------|-------------------|-----|
| <b>7866 FAREHOLM DR</b> | Lunch | 1-2               | 593 |
| <b>\$2,399,000</b>      | 4+4   | 4sty-CONTEMPORARY |     |



**A GREAT VIEW HOME WITH 240' CITY VIEWS & SEP GUEST QUARTERS**


Magical & bright home built in 1987 has great bones/ large grand rooms & approx 3608 s.f. to use to your imagination to update & to create your own custom modern masterpiece. One of the best cost per sq. footage values in the hills. Unobstructed 240" city views from downtown LA sweeping over to the ocean. This home also has Sep Guest Quarters / Income. Lower level is a self contained guest quarters approx. \$45k as vacation rental (Short term rental between approx \$3500 to \$4200 a month.

Spreafico & Tinsley  
CB & KW

310 702 1560

Ceiling fan, dishwasher, washer/dryer

|                            |      |             |
|----------------------------|------|-------------|
| <b>1369 LONDONDERRY PL</b> | Open | 11-2        |
| <b>\$48,000,000</b>        | 6+8  | 2sty-MODERN |



**SPACE AGE ENTERTAINER'S COMPOUND**

Enter the sexiest Sunset Strip modern ever conceived, where all of your wildest dreams can be realized. Live life in god mode; look out onto the world with the most seductive views that just reach out and kiss you. Walking distance from ground zero of the Sunset Strip and the finest dining and entertainment LA has to offer, 30-foot ceilings rise above Italian Sahara stone floors, encasing the ultimate living space. This is the space age entertainer's compound.

MLS#18-395408  
Branden & Rayni Williams  
HILTON & HYLAND

310.691.5935

Williams & Williams Estates Group



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




**PRIVATE, GATED BUFF & HENSMAN MID-CENTURY**

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

**MLS#19-432642**  
John Galich 310-461-0468  
RODEO REALTY INC.

www.3512MultiviewDrive.com

|                        |                   |            |
|------------------------|-------------------|------------|
| <b>2745 OUTPOST DR</b> | Open 11-2         | <b>rev</b> |
| <b>\$2,695,000</b>     | 6+8 ARCHITECTURAL |            |



**COMPOUND UP PRIVATE DRIVE WITH RTI PLANS**

Shovel-ready project w/ issued permits for a 2 story architectural masterpiece of nearly 6,000 sq ft conceived by the renowned Noesis Group of Beverly Hills. Over 33,000 sq ft lot set above the road & approached by a long private driveway shared with 2755 Outpost Dr (also for sale for \$2,495,000 & ready to build). Tranquil canyon & treetop views. Existing traditional ranch home on site is approx 3,400 sq ft. A remarkable opportunity in a coveted and celebrity-studded section of Outpost Estates.

**MLS#19-422324**  
Helbling / Libow 310.849.2485  
COMPASS

|                           |                 |            |
|---------------------------|-----------------|------------|
| <b>1803 N STANLEY AVE</b> | Open 11-2       | <b>rev</b> |
| <b>\$2,595,000</b>        | 3+3 TRADITIONAL |            |



**STUNNING ESTATE MOMENTS FROM THE ICONIC SUNSET STRIP**

Put your feet up in the formal living beautifully accented by a fireplace & expansive windows welcoming floods of light. Gourmet kitchen w/ss appliances, white cabinetry & breakfast nook. Unwind in the master w/decadent bath boasting dual vanity sink & glass shower. Bonus living space opens through French doors to expansive yard w/pool & multi-level terrace for dining/lounging al fresco. Move-in today and relish the home's charm and luxurious upgrades. This Sunset Strip oasis won't last long!

**MLS#19-431712**  
SFJones/SWalters/PBORODA 310.579.2200  
COMPASS

1803Stanley.com

## 04 Bel Air - Holmby Hills

Single Family

|                              |              |            |
|------------------------------|--------------|------------|
| <b>10843 PORTOFINO PLACE</b> | Open 11-2    | <b>NEW</b> |
| <b>\$4,695,000</b>           | 5+5 CAPE COD |            |




Absolutely exquisite, Cape Cod inspired master piece located in a prime cul-de-sac of Bel Air. This property has been completely re-imagined and expanded with extensive custom construction to suite the most discriminating tastes. Enjoy modern California living with this open floor plan, natural light filled rooms and a seamless in-door/out-door flow perfect for entertaining. Some of the many highlights include the open gourmet kitchen with an extra grand quartz center island and many more.

**MLS#819000939it**  
Laura Brandt (818) 400-0476  
COMPASS

BBQ,Blt-Ins,Micro,Rng/Ovn

|                         |                 |            |
|-------------------------|-----------------|------------|
| <b>10187 BAYWOOD CT</b> | Open 11-2       | <b>NEW</b> |
| <b>\$2,995,000</b>      | 4+5 TRADITIONAL |            |



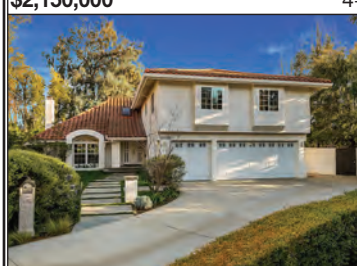
**SET AMONGST THE COVETED ESTATES OF BEL-AIR RIDGE**

This posh Parisian villa blends traditional architecture with chic design. An impressive two-story entry welcomes you into this incredibly private and impeccably remodeled 4-bed, 5-bath home, leading to the formal living room with fireplace and formal dining room. Designed for entertainment and luxury living, the sun-soaked family room flows into the stunning gourmet kitchen with breakfast room. This Bel-Air haven is unmatched.

**MLS#19-441134**  
David Kramer 310.691.2400  
HILTON & HYLAND

Co-listed w/ Mark Rutstein

|                          |            |            |
|--------------------------|------------|------------|
| <b>10418 WINDTREE DR</b> | Open 11-2  | <b>NEW</b> |
| <b>\$2,150,000</b>       | 4+4 MODERN |            |



**MODERN 4BR HOME DOWN A QUIET DRIVE IN BEL AIR RIDGE**

2-Story skylit living room w/ fireplace & dining room. Open floorplan kitchen, breakfast room and family room with fireplace all open to a huge double yard! Featuring outdoor dining, waterfall, BBQ and patio on one side. Grassy park-like yard on side of house with outdoor movie screen! Skylit master suite has fireplace, walk-in closet, separate office/nursery and sitting room. 3-Car garage & laundry. Roscomare School district! Community clubhouse, tennis, pool, gym, 24-hr security patrol.

**MLS#19-438476**  
Marci Holliday 310-418-3179  
COLDWELL BANKER BHN

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

|                                |               |            |
|--------------------------------|---------------|------------|
| <b>1508 N BEVERLY GLEN BLV</b> | Open 11-2     | <b>NEW</b> |
| <b>\$1,748,000</b>             | 3+3.5 SPANISH |            |



**SOPHISTICATED AND CHIC SPANISH HOME**

Enjoy the California sunshine from almost every location. Light & bright open floor plan. Gorgeous cooks' kitchen with stainless steel appliances & quartz countertops. Living & dining area leads to a wrap around balcony with gorgeous tree top views. Exquisite bedrooms each with en-suite baths & one with a separate entrance & sun deck. Plus, a stunning master suite with a private outdoor patio. Serene & lovely west-facing front yard. A perfectly situated property with a true Los Angeles vibe.

**MLS#19-422324**  
Arvin Haddadzadeh 310.909.6434  
COMPASS

other

|                       |                     |            |
|-----------------------|---------------------|------------|
| <b>1244 MORAGA DR</b> | Open 11-2           | <b>red</b> |
| <b>\$25,800,000</b>   | 29800000 6+11 VILLA |            |



**EXCEPTIONAL REDUCTION**

Set behind the prestigious Bel-Air guard-gated community of Moraga Estates rests this opulent Classic Italian Villa commanding nearly four acres on a rare double lot. With over 14,000 square feet compromising four bedrooms and nine bathrooms, this villa boasts soaring ceilings, grand scale-sized rooms and a floor plan that is formal, yet creates a comfortable and inviting ambiance. Crestron sound plus AV and tranquil outdoor lounging spaces.

**MLS#18-320568**  
Jeff Hyland 310.278.3311  
HILTON & HYLAND

Co-listed w/ Joyce Rey

|                        |                       |            |
|------------------------|-----------------------|------------|
| <b>11284 CHALON RD</b> | Refresh. 11-2         | <b>red</b> |
| <b>\$2,450,000</b>     | 5+5 3sty-CONTEMPORARY |            |



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

REDUCED! 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!

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

Ocean, canyon & city views!



|                         |      |             |            |
|-------------------------|------|-------------|------------|
| <b>277 ST PIERRE RD</b> | Open | 11-2        | <b>rev</b> |
| <b>\$49,900,000</b>     | 8+20 | CONTEMP MED |            |



**REGAL COMPOUND IN BEL-AIR**

A regal compound, just moments through the prized Bel Air east gate, this is a residence of sophistication and incomparable opulence. Concealed behind private gates on a rare flat acre parcel, it is a world apart - where every comfort and luxury has been accounted for and no expense has been spared. From the vaulted entry, with its high windows and sweeping staircase, to the lavish wine cellar, this is truly a resort oasis.

**MLS#18-333754**  
Aaron Kirman | Joyce Rey 424-249-7162  
COMPASS | COLDWELL

Also Available for \$175,000/MO

|                            |       |             |            |
|----------------------------|-------|-------------|------------|
| <b>10518 WELLWORTH AVE</b> | Lunch | 11-2        | <b>NEW</b> |
| <b>\$2,299,000</b>         | 3+3   | TRADITIONAL |            |



**REMODELED TRADITIONAL IN PRIME WESTWOOD**

Beautifully well-maintained Traditional w/ gleaming architectural details throughout; wood floors, wainscoting, crown molding & more. Large formal living room w/ focal fireplace. Open entertaining cook's kitchen featuring a center island, stainless steel appliances & granite counters w/ family & dining areas. Access the patios and grassy backyard via French doors from the dining area, master & secondary bedrooms. Coveted Fairburn Elementary School. Direct access to 2-car garage. Alarm system.

**Larry Young 310.777.2879**  
**BHHS CA PROPERTIES**

10518Wellworth.com

|                         |      |             |            |
|-------------------------|------|-------------|------------|
| <b>930 ROSCOMARE RD</b> | Open | 11-2        | <b>rev</b> |
| <b>\$9,600,000</b>      | 6+7  | TRADITIONAL |            |



**TIMELESS ELEGANCE IN LOWER BEL AIR / COMPLETED IN 2019**

Extraordinary Traditional in lower Bel Air, completed in 2019. Enter through a grand 2 story foyer into vast dual living rooms & dining room. Your guests will seamlessly transition to a serene & private backyard w/ majestic water feature, ambient lighting, pool, wading pool, spa, spacious lawn, outdoor dining area & bar. The Master Suite is its own escape w/ lavish bathroom, walk-in closet & balcony. Gated with onsite parking for 8 cars & controlled with state of the art home automation system.

**MLS#19-432362**  
Helbling / Kirman 310-849-2485  
COMPASS

|                           |      |             |            |
|---------------------------|------|-------------|------------|
| <b>11364 W SUNSET BLV</b> | Open | 11-2        | <b>NEW</b> |
| <b>\$999,000</b>          | 2+2  | TRADITIONAL |            |



**AMAZING OPPORTUNITY!**

Located on a small offshoot street of Sunset blvd and nicely nestled near the end of a cul-de-sac this traditional home is an amazing opportunity for an investor, developer or end-user. The current home sits on a 11,996 sqft lot and features 2 bedrooms, 2 bathrooms, 2 fireplaces and vaulted ceilings with skylights. There is a two-car attached garage and large yard spaces in the front and the back. Trust sale, no court confirmation required.

**Nancy Sanborn 3107772858**  
**BERKSHIRE HATHAWAY**

SanbornTeam.com

|                            |      |             |            |
|----------------------------|------|-------------|------------|
| <b>14655 MULHOLLAND DR</b> | Open | 12-2        | <b>rev</b> |
| <b>\$8,995,000</b>         | 6+9  | CONTEMP MED |            |



**YOUR VERY OWN 50 FT DINOSAUR!**

Modern Mediterranean 11,500-sf home on 1.67 acres with gorgeous views ! This unique estate has 12ft ceilings, large dining and chef's kitchen and family room. This home has two levels of family living including a library, wine room, gym, 6 bedrooms - massive master bedroom, sitting room, luxurious bath and closets! The lower floor has a huge game room, indoor pool, and movie theater opening to putting green, rolling yard and your very own 50 ft dinosaur!

**MLS#18-415222**  
Valerie Fitzgerald 3102857515  
COLDWELL BANKER RESI

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

|                          |      |             |            |
|--------------------------|------|-------------|------------|
| <b>321 S BENTLEY AVE</b> | Open | 11-2        | <b>red</b> |
| <b>\$2,995,000</b>       | 4+4  | TRADITIONAL |            |



**WESTWOOD HILLS TRADITIONAL BEAUTY**

Elegant Traditional family home in fabulous quiet location in Westwood Hills. 4 bedrooms, 3.5 baths, Den plus large Family room w/custom built-ins. Gorgeous ebony hardwood floors throughout. Sun drenched Living & Dining room open w/french doors to lovely brick patio perfect for entertaining and huge flat upper grassy yard. Stunning remodeled kitchen w/Viking appliances.The master suite has beamed cathedral ceilings with 2 spacious walk-in closets. Attached 2 car garage, 3 zone heating/air.

**MLS#19-434390**  
Lori Hashman Berris 310-880-3061  
SOTHEBY'S INT REALTY

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

|                          |          |      |            |
|--------------------------|----------|------|------------|
| <b>1363 STRADELLA RD</b> | Refresh. | 11-2 | <b>rev</b> |
| <b>\$4,350,000</b>       | 5+6      |      |            |



**\*REFRESHMENTS SERVED\***

This is a beautiful home w/history & great bones, awaiting a new owner's personal touch. It is full of light & worldly prestige, high ceilings & an open floor plan designed w/ indoor/outdoor flow. This home features an office, library, gym, appx. 6,443 SF & an appx. 18,518 SF Lot. The den w/fireplace & French doors opens to the backyard w/huge patio & zen outdoor space w/pool, spa & viewing deck to enjoy serene canyon views & a perfectly poised vista view of the ocean.

**MLS#19-432304**  
R. Mayhew & E. Harandi 310-699-5559  
CBRR/ HARANDI

www.1363Stradella.com

|                         |      |              |            |
|-------------------------|------|--------------|------------|
| <b>10670 ASHTON AVE</b> | Open | 11-2         | <b>rev</b> |
| <b>\$4,389,000</b>      | 6+6  | CONTEMPORARY |            |



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

Clean lines & warm, modern designer finishes, high ceilings and incredible indoor /outdoor flow w/ patios & balconies off each room. Privately gated and landscaped and filled with natural light throughout. Open entertainer's floor plan includes living room w/ fireplace & bi-fold door to tranquil front patio w/ fountain. Dining room with soffit ceiling leads to chef's kitchen with island and stainless steel Thermador appliances opening to sunny family room with builtins.


**MLS#19-437642**  
Chad Lund/ Mason Merrins 310.801.2641  
DOUGLAS ELLIMAN

www.10670AshtonAvenue.com

## 05 Westwood - Century City

Single Family

|                        |      |        |            |
|------------------------|------|--------|------------|
| <b>1952 THAYER AVE</b> | Open | 11-2   | <b>NEW</b> |
| <b>\$3,295,000</b>     | 5+4  | MODERN |            |



**MODERN FARM HOUSE 5+4 WITH LOFT AREA**


Great South Westwood location. First floor has open floor plan with formal dining room, family room, kitchen & separate breakfast nook. Gourmet kitchen features top-of-the-line finishes, sleek tile backsplash, stainless steel appliances, & marble-covered island. Floor-to-ceiling sliding doors lead to grassy backyard that with a built-in BBQ. Luxurious master bedroom with vaulted ceilings, walk-in closet, dual sink vanity, separate soaking tub & shower. Centrally located.

**Lauren Ravitz 310.820.9301**  
**BERKSHIRE HATHAWAY**

## 05 Westwood - Century City

Condo / Co-op

|                                  |      |                   |            |
|----------------------------------|------|-------------------|------------|
| <b>10727 WILSHIRE BLVD #2005</b> | Open | 11-2              | <b>NEW</b> |
| <b>\$4,095,000</b>               | 3+5  | 1sty-CONTEMPORARY |            |



**STUNNING VIEW CONDO AT THE REMINGTON**

Direct elevator access invites one from the private vestibule area into this 3 bed, 4.5 bath unit w/over 3,300 sq. ft. of luxury living. Bathed in natural light, the sweeping floor plan delivers 270 degrees of captivating views stretching from the city to the ocean. 5 balconies, floor to ceiling windows & wood floors can be found throughout. The sprawling great rm features a f/p, dining area, den & kitchen w/breakfast bar. Double door entry to the Master suite consists of 2 balconies.MUST SEE!

**MLS#19-441514**  
John Giddins  
SOTHEBY'S INT'L RLTY

www.TheRemington2005.com



|                                  |      |             |            |
|----------------------------------|------|-------------|------------|
| <b>2122 CENTURY PARK LN #208</b> | Open | 11-2        | <b>NEW</b> |
| <b>\$1,399,000</b>               | 3+3  | SEE REMARKS |            |



**3 BEDROOM CENTURY CITY CONDO - UCLA CLOSE**

Stunning remodeled 3bd / 2.5ba condo in prestigious Park Place. Luxury home w/ crown molding & wood floors in kitch, entry, baths. En suite master w/ huge closet. Powder & baths offer granite & tile counters & exquisite master shower. Large balcony. FPs in lvg & master. Plantation shutters, dual pane windows/doors. Chic kitchen w/ granite counters. Laundry off kitch. Lush grounds, pools, tennis, gyms, clubhouse, on-site property management, 24hr Gated security, side-by-side. Prime Century City.

**MLS#19-440560**  
Gwen Banta/Tory Herald 310-985-2719  
SOTHEBY'S INT REALTY

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

|                                   |      |                   |            |
|-----------------------------------|------|-------------------|------------|
| <b>10739 ASHTON AVE, UNIT 304</b> | Open | 11-2              | <b>NEW</b> |
| <b>\$1,195,000</b>                | 2+3  | 3sty-CONTEMPORARY |            |



**TOP FLOOR LARGE, SUNNY, BRIGHT UNIT UNOBSTRUCTED SOUTH VIEWS**

Large 2,085 sf. top floor unit with unobstructed South City & ocean views. Balconies off Formal Dining room, Living room, and both bedrooms. Large kitchen with separate breakfast room.Fireplace in Master and Living room. High Ceilings. In unit laundry. ENORMOUS walk in closets. Pool. Community Room. Additional assigned storage. Earthquake Insurance. Two car tandem parking.

**MLS#19-440560**  
Ron Holliman 310-270-6682  
COLDWELL BANKER BH N

South of Wilshire btwn Selby & Manning

|                                |      |        |            |
|--------------------------------|------|--------|------------|
| <b>10100 EMPYREAN WAY #203</b> | Open | 11-2   | <b>red</b> |
| <b>\$2,650,000</b>             | 2+3  | FRENCH |            |




**LE PARC ELEGANT REMODELED CONDO -REDUCED!**

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>10551 WILSHIRE BLVD #1205</b> | Open | 12-2        | <b>rev</b> |
| <b>\$1,550,000</b>               | 2+3  | TRADITIONAL |            |



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

Extremely spacious and bright 2 Bed and 3 Bath + Den appx 2,532 sf in the well managed & newly redone full service Regency Wilshire Condominium. Amenities include pool,spa, gym, 24-hour security, concierge, extra storage & valet .This 12h floor corner unit has an open floor plan and offers unobstructed spectacular views of Century City and Downtown from main living areas.This unit can be lived in AS IS or minimal changes will make it a "WOW"!This unit is not furnished - it is virtually staged

**MLS#19-434172**  
Valerie Fitzgerald 3102857515  
COLDWELL BANKER RESI

pool, spa, gym, 24-hours security,

**06 Brentwood**

Single Family

|                                  |       |                  |            |
|----------------------------------|-------|------------------|------------|
| <b>2333 MANDEVILLE CANYON RD</b> | Open  | 11-2             | <b>NEW</b> |
| <b>\$12,495,000</b>              | 6+7.5 | 3sty-SEE REMARKS |            |



**TREND SETTING LOWER MANDEVILLE CONTEMPORARY FARMHOUSE**

Brand-new gated estate built in 2018. A unique blend of custom details make this exciting & sophisticated Smart home one not to miss! Just some of the features include state-of-the-art chef's kitchen; library w built-in cabinetry +custom sliding barn doors; enormous dining room +double butler's pantry; 2 guest/maids suites; Stunning Master Ste +luxu bath; 3 guest suites +family room loft; pool/spa. Extraordinary basement w custom bar, game area, theatre, wine room/cellar, gym +steam room.

**MLS#19-441046**  
Susan Stark 310-345-7450  
COMPASS

SusanStark.com

|                           |      |                  |            |
|---------------------------|------|------------------|------------|
| <b>13202 JONESBORO PL</b> | Open | 11-2             | <b>NEW</b> |
| <b>\$4,395,000</b>        | 4+5  | 1sty-TRADITIONAL |            |



**GORGEOUS DESIGNER DONE SINGLE LEVEL HOME IN POLO FIELDS**

Unique and sophisticated CA modern ranch home in Brentwood.Recently completed custom remodel home sits on prime corner lot.Wendi Young Design masterpiece beautifully planned and designed.Rare single-floor layout. Stunning great room with beamed ceilings, gourmet kitchen, pantry, dining + living space.Great room blends with idyllic yard through engineered 24-ft wide glass accordion wall. Spacious bed suites with vaulted tongue-and-groove ceilings.Lib w/floor-to-ceiling wainscoting and bookcases.

**MLS#19-441472**  
Richard Stearns 3108509284  
COMPASS

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

|                          |          |               |            |
|--------------------------|----------|---------------|------------|
| <b>1417 N KENTER AVE</b> | Refresh. | 11-2          | <b>NEW</b> |
| <b>\$4,195,000</b>       | 4+4      | ARCHITECTURAL |            |



**PANORAMIC VIEWS IN BRENTWOOD HILLS**

The almost 4,000 square feet of living space makes this spectacular Cedar and Stucco 4 bed 4 bath home a rarity in the private architectural community of Crestwood Hills. The large wraparound deck with private pool and spa perched above the Pacific Ocean, creates an unrivaled space for lounging and entertaining. The fluid floor plan, skylights, and large windows allow beams of natural sunlight to create a warm, private, and inviting city retreat just moments from the best that LA has to offer.

**MLS#19-438392**  
Eden I Smirnov Group 310.980.0261  
SOTHEBY'S INT REALTY

Views Views Views

|                         |      |               |            |
|-------------------------|------|---------------|------------|
| <b>11977 DOROTHY ST</b> | Open | 11-2          | <b>NEW</b> |
| <b>\$3,545,000</b>      | 5+5  | 2sty-CAPE COD |            |




**SOPHISTICATED HIDEAWAY IN HEART OF BRENTWOOD'S WALKABILITY!**

Custom craftsmanship built in 2007. Entry w/vaulted ceilings & skylight. Chef's kitch w/top of the line appl & spacious breakfast area. Master w/high-pitched ceiling, 2 fpl & steam shower. Addnl 3 bd +3 ba upstairs + laundry rm w/access to huge finished attic. Family room off kitch opens to yard w/covered patio, built-in bbq, brick fpl, bluestone & grass. Detached media rm w/top of the line golf simulator+ A/V equip & 3 huge screens. 6-zone, Solar panels, wainscoting, bead boards, crown moldings

**MLS#19-440638**  
Lisa Mansfield 310.993.2303  
SOTHEBY'S BRENTWOOD

Built in 2007/Fam Rm/Media Rm/4,175sqft

|                        |      |             |            |
|------------------------|------|-------------|------------|
| <b>970 AMHERST AVE</b> | Open | 11-2        | <b>NEW</b> |
| <b>\$3,495,000</b>     | 4+4  | CONTEMP MED |            |




**BRENTWOOD CONTEMPORARY MEDITERRANEAN**

This exceptional Contemporary Mediterranean is sited behind mature ficas affording the property substantial privacy. Merged living and dining areas run parallel to the open kitchen and family room which define the heart of the home and offer modern details. French doors provide excellent indoor/outdoor movement with the well appointed backyard area which is equipped with a built in grill.This property is centrally located in the heart of Brentwood near San Vicente's shops and restaurants.

**MAX NELSON** 424 238 2482

|                         |      |             |            |
|-------------------------|------|-------------|------------|
| <b>840 N HANLEY AVE</b> | Open | 11-2        | <b>NEW</b> |
| <b>\$3,195,000</b>      | 3+4  | MID-CENTURY |            |



**840 HANLEY AVE.**

Located in the exclusive architectural enclave of Crestwood Hills, 840 Hanley Ave is a stunning, restored yet updated Mid-Century Modern. The property brings the best of both worlds -- architectural relevance and details of original design with all the upgrades and features that make a new house convenient. Lush and serene views to the greenery and serenity that makes Crestwood Hills so special. The property is updated with several environmental friendly features.

**MLS#19-436780**  
Lillian Lenavitt 310-922-4333  
COMPASS

Frzr,Grbg Disp,Hood Fan,Micro,Phone Sys,



|                 |     |                  |      |
|-----------------|-----|------------------|------|
| 229 S ANITA AVE |     | Open             | 11-2 |
| \$3,150,000     | 3+2 | 1sty-TRADITIONAL |      |



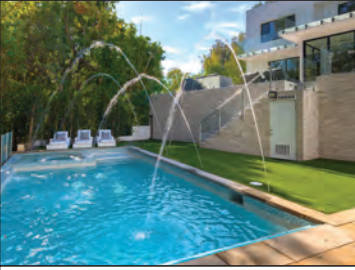
**CHARMING TRADITIONAL HOME**

Charming traditional one story farmhouse. Living room, dining room and wonderful open kitchen and family room. Large master bedroom with 2 other beds and 2 full baths. Hardwood flooring throughout with 2 wood burning fireplaces. Large grassy yard with a covered porch and red brick patio.

|                                    |            |                                    |
|------------------------------------|------------|------------------------------------|
| Mary Beth Woods<br>COLDWELL BANKER | 3104631599 | Dshwshr, Grbg Disp, Rng/Ovn, Fridg |
|------------------------------------|------------|------------------------------------|

NEW

|                      |     |               |      |
|----------------------|-----|---------------|------|
| 118 S CANYON VIEW DR |     | Lunch         | 11-2 |
| \$12,988,000         | 6+9 | ARCHITECTURAL |      |




**STUNNING BRENTWOOD NEW CONSTRUCTION**

Situated on one of neighborhood's most serene streets, this newly-constructed residence redefines Brentwood living. A unique juxtaposition exists between the home's masterfully crafted modern contemporary design and the tranquility of the verdant, wooded setting. Boasting six bedrooms and nine bathrooms, the open floorplan provides an effortless transition from room to room. Welcome Home.

|               |                            |              |     |
|---------------|----------------------------|--------------|-----|
| MLS#19-438364 | Magnus Hellberg<br>COMPASS | 310-779-4325 | WEA |
|---------------|----------------------------|--------------|-----|

rev

|                   |     |               |      |
|-------------------|-----|---------------|------|
| 1095 N KENTER AVE |     | Open          | 11-2 |
| \$2,695,000       | 2+2 | ARCHITECTURAL |      |



**THE SMITH HOUSE, CRAIG ELLWOOD/ JAMES TYLER, FAIA 1958/2018.**

Originally completed in 1958, and now restored under the guidance of James Tyler, Ellwood Associate, The Smith House continues to be a beacon in showcasing mid-century modern architecture. The house's impact is described by Architectural Review as follows: "Periodically there comes to light a building that-what-ever it's other merits -seizes the attention by the way it exemplifies or dramatizes some aspect of modern architecture. Such a structure is the hillside house in CA by Craig Ellwood."

|               |   |            |   |
|---------------|---|------------|---|
| MLS#19-429752 | Chellee Cassels<br>DEASY PENNER & PODLE | 3109633891 | Blt-Ins, Dshwshr, Grbg Disp, Rng/Ovn, Fridg |
|---------------|---|------------|---|

NEW

|                      |     |         |      |
|----------------------|-----|---------|------|
| 320 S CANYON VIEW DR |     | Open    | 11-2 |
| \$5,295,000          | 4+4 | COTTAGE |      |



**REDUCED! EUROPEAN FARMHOUSE**

A long winding drive over a quaint wooden bridge leads to a fashionably chic "European Farmhouse" in a magical, wooded setting. Lovingly restored with well-curated design: hand-plastered walls, French oak plank floors, stunning architectural elements make it stylish and hip. Beautiful sun-drenched rooms, refined library with antique fireplace, exquisite living room with another antique fireplace, sensational kitchen and a lovely terrace overlooking the sparkling pool. The ultimate LA escape.

|               |                                      |            |         |
|---------------|--------------------------------------|------------|---------|
| MLS#18-392344 | Melissa Ryan<br>COLDWELL BANKER RESI | 3109938319 | Rng/Ovn |
|---------------|--------------------------------------|------------|---------|

rev

|                  |       |                   |      |
|------------------|-------|-------------------|------|
| 560 N KENTER AVE |       | Open              | 11-2 |
| \$2,199,000      | 3+2.5 | 2sty-CONTEMPORARY |      |




**REMODELED CONTEMPORARY IN KENTER CANYON**

Just a few doors down from Kenter Canyon elementary school. The main floor great room w/ eat-in kitchen & French doors opens to one of several patios & decks perfect for dining al fresco, entertaining & enjoying the peaceful canyon setting. All bedrooms are upstairs including the master suite w/ walk-in closet & generously sized bathroom. Detached office w/ built-in movie screen & surround sound. Travertine & limestone floors throughout. Short distance to downtown Brentwood shops & restaurants.

|               |   |              |  |
|---------------|---|--------------|--|
| MLS#19-440642 | Hollingsworth & Leff<br>COLDWELL BANKER | 310-339-3525 | Dshwshr, Grbg Disp, Hood Fan, Rng/Ovn, Fridg |
|---------------|---|--------------|--|

NEW

|                |     |                  |      |
|----------------|-----|------------------|------|
| 12126 W SUNSET |     | Open             | 11-2 |
| \$1,880,000    | 3+3 | 1sty-TRADITIONAL |      |




**GATED TRADITIONAL HOME**

Brentwood Traditional on a gated & hedged corner lot of Stonehaven w/ 3 bed, 3 bath. Light & bright Living Room w/ wood burning fireplace w/ beautiful moldings & formal Dining Room. Kitchen w/ eat-in breakfast area, separate laundry, 2 bed and 2 bath & large family room on main level. Entire interior house freshly painted & hardwood floors throughout main level. Upstairs master bedroom w/ new carpet & windows w/ wood burning fireplace, walk-in closet & ensuite bath. 2 Car detached garage.

|               |                                    |            |                                       |
|---------------|------------------------------------|------------|---------------------------------------|
| MLS#19-440352 | Mary Beth Woods<br>COLDWELL BANKER | 3103827273 | Dshwshr, Dryer, Frzr, Rng/Ovn, Fridg, |
|---------------|------------------------------------|------------|---------------------------------------|

rev

|                    |         |      |             |
|--------------------|---------|------|-------------|
| 356 S WESTGATE AVE |         | Open | 11-2        |
| \$6,595,000        | 6950000 | 7+8  | TRADITIONAL |



**BRENTWOODS BEST VALUE**

Major Reduction! Gorgeous, newly remodeled residence ideally located on a private, 13,100 sf, flat lot. Custom built and light filled with soaring ceilings and fine finishes throughout - all on 2 luxurious levels. 7 Bedrooms includes 2 master suites plus an attached studio apartment with private access.

|               |                        |            |  |
|---------------|------------------------|------------|--|
| MLS#18-417938 | Jane Gavens<br>COMPASS | 3104975166 |  |
|---------------|------------------------|------------|--|

red

|                           |       |             |      |
|---------------------------|-------|-------------|------|
| 11908 DARLINGTON AVE #203 |       | Refresh.    | 11-2 |
| \$1,350,000               | 3+2.5 | CONTEMP MED |      |



**3 BEDROOM, 2-1/2 BATH LUXURY SINGLE LEVEL - ALMOST 2,100 SF!**

Rare and spacious 3 bedroom, 2-1/2 bath single level luxury condo, almost 2,100 SF, loc. in the heart of prime Brentwood. Excellent floor plan w/ lg living rm. & dining area, tremendous gourmet kitchen w/ gleaming white cabinets, Viking appliances, granite counters. Hardwood floors, crown moldings, plantation shutters, recessed lighting, 2 fireplaces, closets galore and 2 balconies. Huge master w/ fireplace. 2 large additional bedrooms. Guest bath. Samsung laundry included in unit. 2 sxs parking.

|               |                                      |              |  |
|---------------|--------------------------------------|--------------|--|
| MLS#19-440044 | Joan Lurie Farb<br>JOAN LURIE REALTY | 310-968-4900 | Viking dbl. ovens, refrigerator, cooktop |
|---------------|--------------------------------------|--------------|--|

NEW

|                           |      |             |      |
|---------------------------|------|-------------|------|
| 3100 MANDEVILLE CANYON RD |      | Open        | 11-2 |
| \$28,500,000              | 13+8 | TRADITIONAL |      |



**AMBER HILLS ESTATES**

One of the most exclusive and private compounds available today. This is a remarkable, one-of-a-kind property consisting of 48 sprawling acres in upper Mandeville Canyon. There are 5 structures on site: a 12,000 s.f. main house (square footage approximate), tennis court w/ pavilion, separate guest houses, caretaker's unit \* maintenance building. In the center of the property is the most serene and tranquil lake with waterfalls all surrounded by lush landscaping and expansive grounds.

|               |                                |              |                               |
|---------------|--------------------------------|--------------|-------------------------------|
| MLS#19-428586 | Susan Smith<br>HILTON & HYLAND | 310.415.5175 | Co Listed with Kurt Rappaport |
|---------------|--------------------------------|--------------|-------------------------------|

rev

|                           |     |              |      |
|---------------------------|-----|--------------|------|
| 622 S BARRINGTON AVE #503 |     | Open         | 11-2 |
| \$598,000                 | 1+2 | CONTEMPORARY |      |



**EXQUISITE PENTHOUSE CONDO W/ BREATHTAKING VIEWS!**

Top floor w/ fabulous mountain views. Well laid out floor plan, great outside patio, redone kitchen, newer heat a/c, spacious bedroom w/ sitting area, on site manager, pool, spa, gym.

|               |                                     |              |   |
|---------------|-------------------------------------|--------------|---|
| MLS#19-439356 | Gary Limjap<br>COLDWELL BANKER RESI | 310 430 0818 | Cbl, Dshwshr, Elvtr, Grbg Disp, Intrcm, Other |
|---------------|-------------------------------------|--------------|---|

NEW




06 Brentwood

Lease

12318 W SUNSET

Lunch 11-2

\$25,000 4+5 MODERN



MLS#19-440974

Moosh M. Bahri 3104331807

COLDWELL BANKER

MODERN HOME LOCATED IN THE HEART OF BRENTWOOD

Beyond the gated driveway, resides a custom built, 4,200sqft modern home located in the heart of Brentwood. Furnished by Modani, grand skylights that compliment the vaulted ceilings, lead to the bi-fold glass walls that effortlessly unite the living space to the expansive exterior. The serene backyard includes, heated pool/spa, outdoor shower/ kitchen/cabana. Sitting on 14,113 lot, this home offers 4 master suits with bi-fold glass walls, 5ba, open gourmet kitchen & its unique lighting throughout

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

NEW

07 West L.A.

Condo / Co-op

1420 S BUNDY DR, UNIT 403

Open 11-2

\$1,150,000 3+2 1sty-CONTEMP MED



MLS#19-440982

Michael Kayem 310-739-8029

REMAX ESTATE PROPERTY

3 BEDROOM TOP FLOOR/CORNER UNIT

Spacious and Immaculate West-facing top floor corner unit. Light and bright with open inviting floor plan is perfect for entertaining. Gorgeous Hardwood floors and high-end finishes! Seller has added additional upgrades from the original new construction. These include: high-end custom wall cabinets, customized closets in all bedrooms. Sellers also installed custom drapery with automatic blinds which operates with remote control. Enjoy the breeze on your private West facing balcony! A MUST SEE!


Oven, Dishwasher, Microwave

NEW

560 N KENTER AVE

Open 11-2

\$9,500 3+2.5 2sty-CONTEMPORARY



MLS#19-424972

Hollingsworth & Leff 310-339-3525

COLDWELL BANKER

REMODELED CONTEMPORARY IN KENTER CANYON

Just a few doors down from Kenter Canyon elementary school. The main floor great room w/ eat-in kitchen & French doors opens to one of several patios & decks perfect for dining al fresco, entertaining & enjoying the peaceful canyon. All bedrooms are upstairs including the master suite w/ walk-in closet & generously sized bathroom. Detached office w/ built-in movie screen & surround sound. Travertine & limestone floors. Short distance to downtown Brentwood shops & restaurants. Fully furnished.

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

NEW

07 West L.A.

Lease

2652 MIDVALE AVE

Refresh. 11-2

\$9,800 4+3 MEDITERRANEAN



MLS#19-440982

Moosh M. Bahri 310-433-1807

COLDWELL BANKER

4 bd 3 ba in West LA / Cheviot, less than a mile from Google. Remodeled gourmet kitchen, stainless steel app, center island w/ Carrera marble countertops. An inviting floor plan, high ceilings that effortlessly flow open to the second floor loft. Enjoy the expansive backyard w/ a beautiful spacious patio perfect for entertaining in a tranquil setting, equipped with a built in barbecue/cabana. Detached guest house with private entry includes a half kitchen, loft a, full ba & surrounded by gates

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

NEW

1136 N KENTER AVE

Open 11-2

\$7,495 4+5 2sty-MID-CENTURY



MLS#19-423522

SMITH & BERG 310.500.3931

COMPASS

COME FOR THE VIEW. STAY FOR THE LIFESTYLE.

This Mid century oasis, perched in the Crestwood Hills pocket of Kenter canyon, positioned on a private drive while moments from the best of L.A. Boasting tranquil views of the mountain peaks & city lights, the property is a contemporary counterpart to its encompassing natural wonders. The floorpan provides 2 bedrooms up & two bedrooms on the first floor. The common area rooms provide floor-to-ceiling glass windows that display vistas of the canyon.

1136kenter.com

rev


08 Cheviot Hills - Rancho Park

Single Family

10558 PUTNEY RD

Open 11-2

\$2,100,000 3+3 TRADITIONAL



MLS#19-434952

Katy Kreidler 310.922.3708

BERKSHIRE HATHAWAY

LOOK NO FURTHER!!!

Stunning 3BD/2.75BA Cheviot Hills jewel has it all. Open floorplan offers an elegant LR, DR, KIT opening to an enchanting garden w/ grassy play area, fire-pit & brick patios ideal for alfresco dining. Hurry!

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

NEW


07 West L.A.

Single Family

2658 BUTLER AVE

Open 11-2

\$1,849,000 4+3 MODERN



MLS#19-438620

Leah Melika 310 425 9742

KELLER WILLIAMS SM

MODERN WESTSIDE/WESTDALE

2 story modern design w/ an open floor plan, high ceilings, large beautiful fully equipped kitchen w/ center island.. A large patio, that is functional, enjoyable, and perfect for entertaining. Three of the 4 bedrooms are upstairs w/one down with adjacent full bath. Hardwood floors through out the first floor. A peaceful, bright, sitting/ reading / den area on the second floor landing. Large, light filled, master suite and master bath with dual sinks separate shower and soaking tub.

refrig, range, garbage disposal,DW

NEW

2528 AIKEN AVE

Open 11-2

\$1,900,000 3+3 SPANISH



MLS#19-438620

Chad Lund 310.801.2641

DOUGLAS ELLIMAN

SUN-FILLED SPANISH LOCATED MID-BLOCK ON PREMIER STREET

Inviting front paver tiled patio opens to entry & step-downliving room w/ parque wood floors, coved ceiling, fireplace & 2 lrg picture windows opening to front & back of property. Dining rm w/ skylight off kitchen w/ s/s appliances including gas range/oven & pantry closet opens to spacious family room w/ vaulted ceiling. Large laundry/utility room, great for extra storage or exercise area. Spacious master suite w/ balcony and golf course views.

www.2528aikenave.com

NEW



10 West Hollywood Vicinity

Single Family

927 N ORLANDO AVE

Open12-2

\$5,999,000

5+7OTHER



MLS#19-420220

Monty Beisel Dustin C.  
HILTON & HYLAND

310.944.4430

rev

BEAUTIFUL "CLASSICALLY MODERN"

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.

CBLuxuryRE.com

1010 HANCOCK AVE

Refresh.11-2

\$2,275,000

4+4ARCHITECTURAL



MLS#18-416852

Vangelis Korasidis  
COLDWELL BANKER BH

310-247-1500

rev

BEAUTIFUL ARCHITECTURAL  
4-BEDROOM INCLUDING GUEST HOUSE

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

MOTIVATED SELLER -Highly Valuable WDR3C\*

10 West Hollywood Vicinity

Condo / Co-op

1250 N HARPER AVE #307

Open11-2

\$1,325,000

2+2ARCHITECTURAL



MLS#19-441530

Lauren Ravitz  
BERKSHIRE HATHAWAY

310.820.9301

NEW

DRAMATIC ARCHITECTURAL TOWNHOUSE  
IN PRIME WEST HOLLYWOOD!

Built in 2009 w/ spectacular city & mountain views! Enter into a 2 story living rm w/ walls of glass facing West over West Hollywood & the Hills beyond. Open kitchen has Ceasarstone counters, stainless steel appliances including a 5-burner gas cooktop. Lg master suite is located downstairs w/ a custom spacious closet area, spa-like bath boasting double sinks, soaking tub & lg walk-in shower. The main level 2nd bdrm is off the entryway. Direct access upstairs to a roof patio w/ incredible views.


BBQ,Dshwshr,Dryer,Micro,Rng,Ovn,Other

855 N CROFT AVE #301

Open11-2

\$1,295,000

2+31sty-ARCHITECTURAL



MLS#19-439316

Brent Watson  
COLDWELL BANKER RESI

3106009119

NEW

CUSTOMIZED, HIGHLY-DESIRED  
JUNIOR PENTHOUSE

STUNNING, SPECTACULARLY CUSTOMIZED, HIGHLY-DESIRED JUNIOR PENTHOUSE. Unlike the rest with custom built-ins & unique features found throughout, designed by famed architect Zoltan Pali for SPF. Features include double master suites on opposing sides of the unit w/massive walk-in closets - the luxurious master bath has dual sinks, separate soaking tub and a large glass framed shower. Gourmet chef's kitchen

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

850 N CROFT AVE, UNIT 106

Refresh.11-2

\$1,195,000

2+2CONTEMP MED



MLS#19-440860

Clinton & Todd  
C & T TEAM, INC

310.403.9497

NEW

LOCATION. LUXURY. LIVING....

Spacious, luxurious, recently remodeled 2bd/2ba condominium. Formal entry, hardwood floors, high ceilings and crown moldings throughout. Chef's kitchen with top of the line appliances + interior laundry. Gorgeous bathrooms, handsome master suite w/ large walk-in closet. Additional features: large front facing patio (pet friendly), separate bedroom suites, fireplace in den and EQ Insurance. Location. Luxury. Living....

www.ClintonAndTodd.com

911 N KINGS RD #211

Open11-2

\$600,000

1+1CONTEMPORARY



MLS#19-440860

IAN RHODES  
KW RHODES LEAD HOME

323.821.4069

NEW

1 BED | 1 BATH | 874 SQ FT | MOVE-IN  
READY

Modern Finishes | Private Balcony | Custom Fireplace | Prime West Hollywood Location Set Between Santa Monica Blvd. & Melrose Ave. | Open Kitchen | Built-In Cabinetry & Shelving | Rear Facing Condo | Floor to Ceiling Window Sliders | Master Suite | Newly Updated Bathroom | Soaking Tub & Rain Shower | Ample Storage | Pool | EQ Insurance & Cable Included

911Kings211.com

1330 N CRESCENT HEIGHTS BLV, UNIT 1

Refresh.11-2

\$598,000

2+21sty-CONTEMPORARY



MLS#19-440860

Eli Karon  
DOUGLAS ELLIMAN

424-202-3262

NEW

LOWEST PRICED 2 BEDROOM IN WEST  
HOLLYWOOD

This front-facing 2BR/2BA condominium home is located in a fantastic midcentury building, just moments away from world-class shopping, dining, and entertainment. This is the lowest priced 2BR/2BA condo in West Hollywood... and it's updated! New flooring, lighting, paint, kitchen w/ ss appliances. Newly updated BAs, new AC units, new furnace, etc. Remodeled master BA w/ a steam shower and the master BR has two generous closets. Large pool, EQ insurance, and extra storage private for this unit.

Stove, Oven, Microwave, Dishwasher

10 West Hollywood Vicinity

Income

900 HAVENHURST DR

Open11-2

\$2,649,000

2sty-ARCHITECTURAL



MLS#19-439612

Benjamin Shapiro  
NOURMAND & ASSOCIATE

323-462-6262

NEW

TOWNHOME STYLE TRI-PLEX ALL  
DELIVERED VACANT

2 Structures w/ a private owners unit that offers a large living rm w/ Batchelder fireplace tile, 1/2 bath, & den/bonus room w/ French doors leading out to the private yard. Gourmet kitchen w/ granite counter tops, lots of cabinets, & S/S appliances. Upstairs has 2 generous size bedrooms & 1 bathroom. Good closet space throughout. The other structure has 2 vacant townhome style units.Each w/ large living rms, newer kitchens each w/ washer & dryer hook ups. Incredible opportunity ALL DELIVERED VACANT

Cing Fan,Dshwshr,Dryer,Grbg Disp,Micro

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

Single Family

|                        |          |        |
|------------------------|----------|--------|
| <b>2478 PENMAR AVE</b> | Refresh. | 11-2   |
| <b>\$3,595,000</b>     | 4+4      | MODERN |

NEW



## BRAND NEW VENICE MODERN

Incomparable brand new modern home just completed in Venice! Smart home features throughout, this property is the ideal lifestyle for the Silicon Beach buyer. Boasting over 3600 sqft, the house includes 4 bedrooms 3.5 baths designed for indoor/outdoor living and entertaining. Just 5 minutes away from Abbot Kinney and Venice beachfront, enjoy all the exciting lifestyle Venice has to offer!

MLS#19-441494  
Ashkan Ghovanlo 310-497-6841  
DOUGLAS ELLIMAN

|                        |      |                     |
|------------------------|------|---------------------|
| <b>824 VENEZIA AVE</b> | Open | 11-2                |
| <b>\$3,295,000</b>     | 4+4  | CALIFORNIA BUNGALOW |

NEW



## BEAUTIFULLY REMODELED VENICE HOME ~ MUST SEE!

This stunning remodeled Craftsman is located on one of the most charming streets in Venice. This home has 2 bedrooms downstairs, 2 upstairs, 4 baths and rich bamboo floors. Over-sized Master Suite w/ spa-like bathroom w/ a large jet tub, separate shower, double sinks, vanity, and marble countertops. This home has it all, including large rooftop deck, copper plumbing, tank-less water heater, Central AC/Heat, Alarm & Sonos Systems. There's also a separate guest house w/ half bath.

MLS#19-435988  
Alexandra Flynn Sowell 310-480-0288  
KELLER WILLIAMS BH

www.824venezia.com

|                         |          |                |
|-------------------------|----------|----------------|
| <b>224 SAN JUAN AVE</b> | Refresh. | 11-2           |
| <b>\$1,688,000</b>      | 2+1      | 2sty-CRAFTSMAN |

NEW



## EXQUISITE AND WHIMSICAL COTTAGE BY THE BEACH

Perfect for soaking up the rays of Venice, this beautifully redone craftsman cottage is a timeless beauty! Located 2 blocks from the famed Venice boardwalk and the beach, this charming gem has it all. Step inside to a lovely front porch that welcomes you as the ideal spot to enjoy your morning coffee and take in the ocean breeze. With natural light beaming into every room and rich hardwood floors bringing the floor plan to life, this is your perfect getaway.

MLS#19-439688  
Penny Muck (310) 266-9946  
HALTON PARDEE

www.HaltonPardee.com

|                          |      |         |
|--------------------------|------|---------|
| <b>1002 GARFIELD AVE</b> | Open | 11-2    |
| <b>\$1,475,000</b>       | 3+1  | COTTAGE |

NEW



## QUINTESSENTIAL COTTAGE IN THE VENICE TRIANGLE

Welcome home to this quintessential Venetian cottage! Located close to famed Abbot Kinney and with a walk score of 86, you can enjoy all that Venice Beach has to offer. This darling home features 3 bedrooms and 1 bathroom, with plenty of outdoor living to entertain, bbq, or simply take in the ocean breezes. The home boasts a beautiful mixture of hardwood flooring and tile to create a cozy and relaxed atmosphere. There is easy parking or additional space with a detached two-car garage.

Nancy Osborne 310-795-6600  
HALTON PARDEE

www.HaltonPardee.com

|                    |      |               |
|--------------------|------|---------------|
| <b>44 PARK CT</b>  | Open | 11-2          |
| <b>\$2,575,000</b> | 2+3  | ARCHITECTURAL |

red



## ART + EXCELLENCE FUSED TOGETHER WITH OCEAN VIEWS

At the intersection of the world-famous Venice Beach boardwalk and famed shopping mecca, Abbot Kinney Blvd, lies this perfectly placed gem. Art and excellence fuse together with ocean views for this architectural Venice masterpiece. Designed by visionary architect Larry Scarpa, this west side 2 bdr + den/3 bath is nothing short of meticulous innovation! Sophisticated, yet warm and inviting, concrete, glass and steel blend together to create an industrial chic feel for this ocean view property.

MLS#19-431532  
Kerry Ann Sullivan 3109076517  
HALTON PARDEE

www.HaltonPardee.com

|                       |      |        |
|-----------------------|------|--------|
| <b>44 HORIZON AVE</b> | Open | 11-2   |
| <b>\$2,995,000</b>    | 3+4  | MODERN |



**BEAUTIFUL & RECENTLY REIMAGINED ARCHITECTURAL RETREAT**  
 Designed by Kim Gordon, in coveted Windward Ave. strip of Venice! Amazing ocean & city views from roof deck. Open floorplan for entertaining & indoor/outdoor living. Kitchen w/island, custom cabinets & pantry. Living anchored by fireplace & sliding glass doors to courtyard w/firepit. Master w/soaring ceilings, double shower, dual vanities & tub. Features sauna, laundry room & more. Deck w/downtown & ocean views, BBQ, bar top & more, surrounded by landscaping. Moments from beach, shops & more!

MLS#18-389976  
SF Jones/KPerkins 310.579.2200  
COMPASS

44Horizon.com

## 11 Venice

Condo / Co-op

|                        |      |               |
|------------------------|------|---------------|
| <b>117 OCEAN FRONT</b> | Open | 11-2          |
| <b>\$6,250,000</b>     | 3+5  | ARCHITECTURAL |



**RARE + EXCEPTIONAL OCEANFRONT OFFER**  
 This rare and exceptional offer is on over 35 feet of Venice sand frontage on prime Ocean Front Walk and is a stunning L. Anthony Greenberg Architectural. A doublewide floor plan with top-of-the-line finishes makes this property the premiere and largest unit at Ocean Front Townhomes. Sensational ocean views of the Pacific, dreamy stretches of sandy beaches, and palm trees lining the Santa Monica Mountains provide an outdoor space that is simply breathtaking.


MLS#18-382752  
Nancy Osborne 310-795-6600  
HALTON PARDEE

www.HaltonPardee.com

## 11 Venice

Income

|                         |          |              |
|-------------------------|----------|--------------|
| <b>41 CLUBHOUSE AVE</b> | Refresh. | 11-2         |
| <b>\$3,100,000</b>      |          | CONTEMPORARY |



**VENICE DUPLEX - 3 + 2 IN EACH UNIT - \$700K PRICE REDUCTION!!**  
 Bankruptcy Subject to Crt Confirmation & Overbid. Sold "As Is". GRT opportunity & yards to the Venice Brdwalk & Bch. Rooftop deck w/360 degree panoramic vus. Units are remodeled w/open concept w/wood/gas fireplaces, modern kitchens & baths w/custom features+pvt balconies. Penthouse unit has cathedral ceilings. Capitalize on income producing units by completing renovations on the ground flr rec-space/office w/a 1/2 bath w/ own entrance w/pvt patio area. Garage for 4 over-sized car & parking space outside.

MLS#18-416468  
Jane Schore 323-573-6562  
COLDWELL BANKER SS

www.shoppingwithschore.com

## 13 Palms - Mar Vista

Single Family

|                    |      |              |
|--------------------|------|--------------|
| <b>3778 MAY ST</b> | Open | 11-2         |
| <b>\$1,285,000</b> | 2+1  | 1sty-SPANISH |



**CHARMING SPANISH STYLE HOME IN MAR VISTA**  
 This Spanish style home has beautiful landscaping & curb appeal. Living room features high ceilings, arched windows & a wood burning fireplace. Hardwood floors throughout. Updated kitchen w/ stainless steel appliances & a large garden window & eat-in kitchen. Dining area provides built-in benches. Updated bathroom to unwind. Two bedrooms with spacious closets. The detached garage will make a great office or artist studio. Contact us to schedule a private showing!

MLS#19-440882  
Sherri Noel 310-482-2175  
KELLER WILLIAMS-SANT

Cing Fan, Dshwshr, Dryer, Rng/Ovn, Fridg,



13 Palms - Mar Vista

Condo / Co-op

12724 CASWELL AVE #9

Open

11-2

\$499,000

1+1

2sty-CONTEMPORARY

NEW



PRIME TOP-FLOOR MAR VISTA CONDO

Exceptionally quiet, bright & airy top-floor condo offering 1BR+1BA in highly sought after Mar Vista! Updated open-concept kitchen w/ stainless steel appliances & granite counters, newly refinished hardwood flrs, a generous sized bedroom w/ excellent closet & built-in storage space, elegant bathroom w/ combo bathtub/shower & lovely wood decked balcony off living area. The freshly painted home also has in-unit laundry, 2 parking spaces + separate storage unit!

MLS#19-440648

Allen Roth

310-387-7087

SOTHERBY'S BH

www.allenroth.com

14 Santa Monica

Single Family

541 STASSI LN

Open

11-2

\$8,495,000

5+6

2sty-ARCHITECTURAL

NEW



NEW CUSTOM LIVINGHOME DESIGNED BY RAY KAPPE, FAIA.

Masterwork, brand new custom construction architectural Living Home designed by Ray Kappe, FAIA, and a once-in-a-lifetime opportunity to own a sun-drenched Modernist home from one of America's most pre-eminent and internationally revered architects. Floating staircase leads to bright, romantic ocean view master aerie. Second floor surround sound screening room. A rare and perfected example of Ray Kappe's celebrated modern design with blue water views overlooking cherished Santa Monica Canyon.

Todd Baker

3108011475

COLDWELL BANKER

www.541Stassi.com

14 Santa Monica

Condo / Co-op

1333 18TH ST #2

Open


11-2

\$1,250,000

3+2.5

ARCHITECTURAL

NEW



WWW.REGINAVANNICOLA.COM

Front-facing 3BR/2.5BA architectural townhome in prime Santa Monica. This beautiful property has been graciously updated and remodeled, and absolutely shines with high ceilings and abundant natural light. Formal entryway opens to an expansive living room with large sliding glass doors overlooking the street. Newly installed dark wide-plank flooring offsets gleaming white paint. Remodeled kitchen with quality cabinets, quartz counters, subway-tile accents and stainless-steel appliances.

MLS#19-439024

Regina Vannicola

3106252061

COMPASS

Central HVAC, Laundry In, 2-car SXS pkg

211 CALIFORNIA AVE, UNIT 405

Open

11-2

\$1,169,000

0+0

NEW



STUNNING CONDO IN THE HEART OF SANTA MONICA

Stunning remodeled condo located only one block from scenic Ocean Avenue and all of the wonderful things Santa Monica living has to offer. The open bright floor plan offers great space for entertaining or relaxing and enjoying the ocean breeze on your private patio area complete with sunset vistas. Two nice sized bedrooms + two remodeled baths complete the floor plan. Features also include inside laundry + secured parking. A great place to call home!

Regina Vannicola

3106252061

COMPASS

Central HVAC, Laundry In, Private Garage

516 SAN VICENTE BLVD, UNIT 103

Refresh.

11-2

\$1,096,000

3+2

MID-CENTURY

NEW



PRIME SANTA MONICA REMODELLED CONDO

This 2 bedroom + office/den 2 bathroom condo is located just steps from the beach. Open floorplan with an expanded living room has a bonus office/den with a burning fireplace to create the perfect additional space for work, play, or entertaining. Newly laid hardwood flooring throughout the unit gives a crisp and modern feel to the current renovation. Brand new in-unit washer/dryer, newly installed HVAC unit for heating and A/C, and recessed lighting throughout complete this condo like no other.

MLS#19-438132

Eden I Smirnov Group

818.915.6612

SOTHEBY'S INT REALTY

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

446 SAN VICENTE BLVD, UNIT 103

Refresh.

11-2

\$788,888

1+1

CONTEMPORARY

NEW



PIED-À-TERRER BY THE BEACH

This spacious 1 bedroom 1 bathroom condo is your ideal permanent home or a second home getaway. The condo greets you with a hallway that splits the living room/kitchen area from the sleeping headquarters. Recently updated kitchen and bathrooms and added faux wood flooring make this a perfect home for anyone who wants to enjoy the Santa Monica living lifestyle. Recessed lighting, in unit washer/dryer, oversized closets and a rooftop deck with ocean views complete this condo like no other.

MLS#19-440246

Eden I Smirnov Group

818.915.6612

SOTHEBY'S INT REALTY

Cbl,Dshwshr,Dryer,Elvtr,Hood Fan,Other

14 Santa Monica

Land

638 11TH ST

Open

11-2

\$2,895,000

Land

NEW



RARE VACANT LOT

Excellent development opportunity on this vacant lot North of Montana Avenue! Great location near the heart Montana's elite shopping and dining district! Save big money on demo! 50x150 lot on the sunny west side of 11th. Roosevelt school district. Build your dream home! No existing plans or permits.

Charles Pence

310.403.9238

COMPASS

DRIVE BY ONLY

14 Santa Monica

Lease

1621 IDAHO AVE

Open


11-2

\$5,200

2+2.5

2sty-CONTEMPORARY

NEW



WWW.REGINAVANNICOLA.COM

A+ location just a block to the heart of Montana Ave... stroll to restaurants, coffee, yoga, shopping and more from this spacious end-unit 2BR/2.5BA townhouse with private 2-car garage. Available immediately, this beautiful property features hardwood flooring, a remodeled sunny kitchen with granite counters, tile backsplash and large wrap-around patio. Living room with fireplace opens to exclusive balcony.

Regina Vannicola

3106252061

COMPASS

Central HVAC, Laundry In, Private Garage




## 15 Pacific Palisades

Single Family

|                        |      |                  |
|------------------------|------|------------------|
| <b>15000 ALTATA DR</b> | Open | 11-2             |
| <b>\$9,950,000</b>     | 5+7  | 2sty-TRADITIONAL |

**NEW**



**HUNTINGTON PALISADES TRADITIONAL ON GORGEOUS LOT**

Rare 15,000 sq ft lot. Newly renovated home marries the charm of its 1930s architecture w impeccable coastal-inspired modern flair. Chef's kitchen & family room open onto expansive backyard w patio, pool, dining area & BBQ to revel in year-round entertaining. Master suite features a spa-like bath, vast closet space & balcony overlooking the lush exterior. Beautiful detailing throughout, this Palisades oasis pairs chic design w an authentically soulful ambiance, in a matchless L.A. locale.

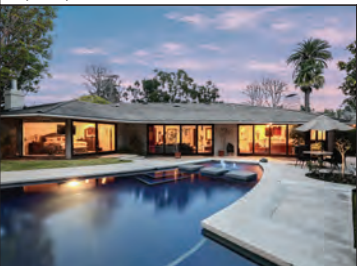
Hugh Evans III  
COMPASS BRENTWOOD

310.500.1331

Pool, Blt-Ins,Dshwshr, Rng/Oven, BBQ

|                         |       |                   |
|-------------------------|-------|-------------------|
| <b>1509 SAN REMO DR</b> | Open  | 11-2              |
| <b>\$5,298,000</b>      | 4+4.5 | 1sty-CONTEMPORARY |

**NEW**



**SOPHISTICATED RIVIERA HOME WITH SPARKLING POOL + GUEST HOUSE**

Behind gates and hedges lies this unique home.4 bed 4.5 bath home flows from one living space to next with distinctive features incl.curved dining room with windows looking out to crisp lawn and colorful gardens.Gourmet kitchen and breakfast nook overlook family room and yard with sparkling pool.Master w/lux bath and large closet has extra flex space + opens to backyard.Three more bed suites complete main house.Detached 1 bed 1 bath guest house sits by pool is stunning from both inside and out.

Richard Stearns  
COMPASS

3108509284

|                       |       |             |
|-----------------------|-------|-------------|
| <b>16163 ANOKA DR</b> | Lunch | 11-2        |
| <b>\$2,999,000</b>    | 5+3   | MID-CENTURY |

**NEW**



**MID-CENTURY WITH OCEAN VIEW!**


Exquisite one-story mid-century ocean-view luxury property, nestled in the exclusive Palisair community. Enjoy coming home to an elegant 5BR residence, complete with a bright & airy living area, large gourmet kitchen equipped with Wolf, Asko, & Sub-Zero appliances. The private drought-tolerant backyard w/ pool, spa, built-in BBQ, wood-fired pizza oven, & 420SF cabana is perfectly appointed for indoor/outdoor entertaining. Conveniently located minutes from Palisades Village, the beach, & hiking.

Jacqueline Chernov  
COMPASS

3104037557

|                        |          |                          |
|------------------------|----------|--------------------------|
| <b>424 LOMBARD AVE</b> | Refresh. | 11-2                     |
| <b>\$2,600,000</b>     | 3+2.75   | 2sty-CALIFORNIA BUNGALOW |

**NEW**



**VIA BLUFFS CHARMER**


Charming Via bluffs home. Enjoy as is or bring your builders. Lovely courtyard entrance. Warm atmosphere. Three bedrooms, w/ ensuite bathrooms. Private master upstairs, Potrero Canyon and ocean views, w/ lg balcony. Updated kitchen. Formal dining w/ courtyard views, spacious breakfast area, living room w/ fireplace, hardwood floors and abundant light. Minutes to Palisades Village, with restaurants and boutiques, close to excellent public and private schools. Trust Sale. Co-listed.

Marta K. Samulon

3105925155

|                         |         |      |
|-------------------------|---------|------|
| <b>1047 GALLOWAY ST</b> | Open    | 11-2 |
| <b>\$2,595,000</b>      | 2675000 | 3+1  |

**red**



**MAJOR PRICE REDUCTION**

Beautifully kept Spanish improved with charm and style. Gleaming hardwood floors; Viking Stove; Shutters on special windows to open for light or close for privacy. One family for many years! Fabulous garden for children playing or a pool or expanding the house!

Just reduced! Ready for the next generation to move in...or great place to downsize. Walking distance to the Village...3 blocks!

Open Tuesday and Sunday! Owner has bought another.

MAJOR PRICE REDUCTION

MLS#19-418788  
Paula Ross Jones  
SOTHEBY'S INTERNATIO

310-880-9750

|                            |      |                  |
|----------------------------|------|------------------|
| <b>14601 WHITFIELD AVE</b> | Open | 11-2             |
| <b>\$6,095,000</b>         | 6+7  | 2sty-TRADITIONAL |

**rev**



**ELEGANT MASTERPIECE - PALISADES VILLAGE**

Newly constructed with an open and spacious floor plan. Gourmet kitchen with professional-grade appliances, Calcutta marble island and Absolute Black counters. Bright and airy family room opens via Fleetwood pocket doors to private grassy backyard with pool/spa and BBQ. Spacious master suite includes fireplace, his and hers walk-in closets, Calcutta marble bathroom, and large balcony. Home is complete with home theater, finished study, upstairs family room, and large rooftop deck.

MLS#18-418034  
Marek Swiderski  
SIR - PP

424.256.9480

www.14601WhitfieldAve.com

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

**rev**



**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  
Responddek / Mollica  
SOTHEBY'S

310-488-4400

Sophisticated International Flair

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

**rev**



**LARGE CASTELLEMARE COUNTRY TRADITIONAL**

Create your home in the magical & increasingly sought after Castellammare Mesa.10,342 s.f. mostly flat lot w/ mountain, canyon & ocean views, this lg home is ideal for new construction or remodel.The home has a versatile floor plan w/ 4 beds & 3 baths + lg study w/ en-suite bath that can serve as a 5th bedroom. Lg. basement area w/ fam rm & en-suite bath & ext entrance perfect for mother-in-law suite. Lg. temp controlled wine cellar, 2 storage rms & half/court sports court, ample room for pool.

MLS#19-426122  
Grant/Orsini  
COMPASS

310-962-7142

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

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

**rev**



**BEAUTIFUL CLARK REMINGTON DESIGNED CAPE COD**

Beautiful Clark Remington designed Cape Cod with nice Canyon and peek-a-boo ocean views, built in 2000. As you enter, you will appreciate the spacious entry and spiral staircase of this 4,077 sq ft 5 bed, 4 bath home.4 bedroom upstairs (including Spacious master suite with sitting room) and 5th bed (or office) on main floor. Family room opens to a 12 foot pergola (with heaters), patio, BBQ, fire pit and beautiful pool all added in 2016. Lot is 6,679. 3 car garage. Canyon living in the Palisades!

MLS#19-428930  
Anthony Marguleas  
AMALFI ESTATES

(310) 633-4925

www.581Marquette.com

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

**rev**



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

Flexible floor plan offering 5 or 6 bedrooms & desirable large flat usable yard. LR w/vaulted ceiling, FP & French doors to courtyard. Frml DR, Fam Rm w/wet bar, FP & opens to breakfast area & granite kit, mds/office, mud room, 2 car oversized garage. Laundry rm with sink. Master ste w/ vaulted ceiling, sitting area, FP & balcony. Huge bonus room with closet. Large flat yard. Security system, tankless water heater, recessed lighting, newer central air & heat. Rec Center w/pool, tennis & more!

MLS#19-436950  
Lauren Polan  
COLDWELL BANKER RESI

310/926-0029

www.AvenidaDeLaHerradura.com



15 Pacific Palisades Condo / Co-op

15500 W SUNSET #103

Open 11-2

NEW

\$1,249,000

3+2

SPANISH



MLS#19-441460

Patty Best / Chad Lund  
DOUGLAS ELLIMAN

310-339-8002

MOVE-IN READY UPDATED VILLAGE LOCATION 3 BED/2 BATH!

Live the Palisades lifestyle in this spacious 3 bed/2 bath (3rd bed enclosed den without closet) in the desired 15500 Sunset Hacienda style complex. Inviting common patio, water feature, spa & ideal location steps to Village & Caruso Village shops, retail, theaters & Temescal Canyon hiking trails. Recently remodeled kitchen w/ quartz countertops, tile backsplash, under/above cabinet lighting, s/s appliances & breakfast bar. Step-down living rm w/ 10-ft ceilings, fireplace, decorative alcoves.

www.15500westsunset103.com

15 Pacific Palisades Lease

18100 WAKECREST DR

Open 11-2

NEW

\$12,000

3+3

1sty-TRADITIONAL



MLS#19-440898

C. Randolph | B. Boyle  
SOTHEY'S INT'L RLTY

310.948.9534

SPECTACULAR VIEWS IN SUNSET MESA

Spectacular views from PV Peninsula to Catalina. Topanga State Park serves as the backdrop for this one-story home. High ceilings & a cozy fireplace create a welcoming great room. Perfect for entertaining, the living & formal dining rooms open onto a substantial patio overlooking the coast. Large kitchen features granite countertops, wet bar & ample storage. Walk-in closets, large turfed backyard with a spa, private front patio, & one-car garage with storage & laundry.

www.18100wakecrest.com

16 Mid Los Angeles Single Family

2330 W 30TH ST


Refresh. 11-2

NEW

\$1,175,000

4+3

1sty-CRAFTSMAN



MLS#19-438296

Ari Wintraub  
SOTHEY'S

310-428-5045

WEST ADAMS CRAFTSMAN

A Venn Studio restored Craftsman. Coffered ceilings, all wood windows, wainscoting & moldings throughout. Bright & open kitchen with carrera cntrs, Vigo farm sink, and a wall of windows. 2 front bdrms enjoy a spacious bthrm anchored by a clawfoot tub. Owner's suite w vaulted ceiling, inclds a walk in closet & an exquisitely tiled shower. Kohler bathroom fixtures, all new systems, and gas fireplace. Step outside and see the property's best feature: a 1/1 ADU. Bonus area basement appx 471 sq ft.

Includes 1 bed/1 bath ADU

3425 W 27TH ST


Refresh. 11-2

rev

\$1,985,000

3+2

MID-CENTURY



MLS#19-434626

Mike Chapman  
COLDWELL BANKER RESI

323-549-6939

RAPHAEL SORIANO'S MASTERWORK: THE LUKENS HOUSE

Designed by minimalist architect Raphael Soriano and designated a cultural monument, The Lukens House has received numerous California home preservation and conservancy awards. Classic Bauhaus design elements are complemented by a turn of the century industrial greenhouse, reimagined as a dining pavilion. Nestled in Historic Jefferson Park, Lukens House has hosted weddings, events, and tours.

Dshwshr,Dryer,Grbg Disp,Micro,Fridg

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

18 Hancock Park-Wilshire Single Family

838 S MULLEN AVE

Open 11-2

NEW

\$1,995,000

3+4

SPANISH



MLS#19-439476

Neil McDermott  
HILTON & HYLAND

310.880.2315

SUPER DESIRABLE BROOKSIDE NEIGHBORHOOD ASSOCIATION

Thoroughly renovated classic Spanish bungalow, beautifully re-imagined in contemporary style while retaining old world charm and details. Open floor kitchen and family room with french doors to patio and inviting back yard. Kitchen w/ Shaker style cabinets, quartz counters, BOSCH appliances. Living room w/ soaring ceilings, curved character fireplace, French oak floors, spectacular lighting fixtures. Roof, wiring, plumbing, HVAC, doors, hardware & baths all new in 2017.

HiltonHyland.com

1219 4TH AVE

Refresh. 11-2

NEW

\$1,549,000

5+5

2sty-CRAFTSMAN



MLS#19-439476

Nick Mercado  
KELLER WILLIAMS LF

323-896-9955

GORGEOUS CRAFTSMAN

Impeccably maintained, gated 1920 Craftsman home in Historical Country Club Park. Featured twice in the L.A Times. 3762 sq ft, boasting 5 beds, 5 baths, original pocket doors, dual master suites, grand foyer, formal living room with gas fireplace. 12" mahogany beams above. Chefs kitchen w/SS appliances and abundant counter space. There is a detached two car garage and plenty of additional parking. This is a true delight of a home! HPOZ.

A/C, Gated, dishwasher.

1136 S PLYMOUTH BLV


Open 11-2

NEW

\$1,495,000

4+3

TRADITIONAL



MLS#19-439476

Jerry & Rachel Hsieh  
KELLER WILLIAMS - LF

424.242.8856

EXPANSIVE & BEAUTIFULLY RENOVATED HOME NEAR HANCOCK PARK!

DONE DONE DONE! Proudly perched on a knoll, this classic 4 BR traditional has been fully re-imagined & renovated by architect/owner. No expense spared & completely move-in ready. Property has emphasis on "green" living - including FULL SOLAR PANEL SYSTEM + New Hardwood Floors + New Kitchen + 3 New Bathrooms + New Roof + New AC +So much More! Situated on an over-sized 7000+ sqft lot w/ large grassy backyard, this property is a true oasis in the heart of city. Near Larchmont & Miracle Mile!

www.1136Plymouth.com

55 FREMONT PL


Open 11-2

rev

\$16,999,000

10+8

OTHER



MLS#19-421654

Stefani Stolper  
DOUGLAS ELLIMAN

310-733-6551

MUHAMMAD ALI'S FORMER MANSION

The meticulously maintained Italian Renaissance mansion, formerly home to Muhammad Ali, is set behind the private gates of Fremont Place on approximately 1.6 acres of park-like grounds. The estate includes Tiffany stained glass windows, exquisite architectural details, 9 bedrooms, and 7 bathrooms. The large guest house includes an additional bedroom and full bath. Built by famed architect, John C. Austin, this property is a once in a lifetime opportunity.

Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

206 S RIMPAU

Open 11-2

rev

\$8,900,000

6+7

2sty-SPANISH



MLS#18-405200

Jon Grauman  
THE AGENCY

424-238-2484

NEW PRICE BRAND-NEW CONSTRUCTION SPANISH-CONTEMPORARY ESTATE

One of the only newly built homes in Hancock Park, this spectacular Spanish-Contemporary showcases grand-scale living spaces, exquisite finishes and sweeping views of the Wilshire Country Club golf course. Automated Fleetwood doors off the great room and incredible chef's kitchen open to a grassy backyard with infinity-edge pool. A sophisticated master suite with spa-like bath, sprawling ballroom with restaurant-caliber bar, plush cinema and Crestron system complete this rare offering.

BBQ,Blt-Ins,Dshwshr,Dryer,Frzr

TUESDAY



|                      |      |            |            |
|----------------------|------|------------|------------|
| <b>72 FREMONT PL</b> | Open | 11-2       | <b>rev</b> |
| <b>\$6,100,000</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

|                     |      |                  |            |
|---------------------|------|------------------|------------|
| <b>514 S IRVING</b> | Open | 11-2             | <b>rev</b> |
| <b>\$4,449,000</b>  | 6+6  | 2sty-TRADITIONAL |            |



**STATELY 3 STORY WINDSOR SQUARE COLONIAL BRICK ON A DEEP LOT!**

Set back behind a white picket fence and located a block from the official Mayor's residence, this impressive estate offers over approximately 5100 square feet in the main house and an additional 600 sq.ft. in the pool house. Beautiful, classic crown moldings throughout! 5 Bed / 4 Bath. Private window-filled master w/sitting area, 2 walk-in closets and luxurious spa-like bath. Formal dining, huge attic! Guest House, large yard with sparkling pool & spa, A/C, Sec. Sys, 2 car garage, HPOZ.

**MLS#19-438918**  
 Lisa Hutchins 323-216-6938  
 COLDWELL BANKER RES.

Dshwshr, Hood Fan, Microwave, Range/Oven

|                      |       |                  |            |
|----------------------|-------|------------------|------------|
| <b>635 N JUNE ST</b> | Open  | 11-2             | <b>rev</b> |
| <b>\$2,299,000</b>   | 3+2.5 | 2sty-TRADITIONAL |            |



**GREAT NEW PRICE IN HANCOCK PARK!**

Gorgeous Traditional in Hancock Park Proper. 3-4 bed / 2.5 baths. Center hall floor plan, sleek kitchen, formal Living & Dining rooms, huge den, 2 bonus rooms. Master bedroom with luxury bath & tremendous walk-in closet with vanity. Hardwood floors, fresh paint inside and out! Lush yard, A/C, 2 car garage, HPOZ.

**MLS#18-405818**  
 Lisa Hutchins 323-460-7626  
 COLDWELL BANKER RES.

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

|                      |      |                          |          |            |
|----------------------|------|--------------------------|----------|------------|
| <b>759 N JUNE ST</b> | Open | 11-2                     | PRIVATE! | <b>rev</b> |
| <b>\$1,479,000</b>   | 2+2  | 1sty-CALIFORNIA BUNGALOW |          |            |



**PEACEFUL & PRIVATE SPANISH BUNGALOW TUCKED BEHIND HEDGES**

Private & peaceful Spanish-style bungalow with all of today's modern amenities while maintaining the 1920s character & charm. Step through the gated entrance into your own private garden oasis w/ rose bushes, mature olive trees & outdoor entertaining areas. Once inside, original dome ceilings and built-ins, hardwood floors & designer touches are found throughout the home. 2BD/2BA w/ bonus office/den space. Galley style kitchen with breakfast bar. Complete with two-car (electric) gated parking.

**MLS#19-418950**  
 Chris Jacobs 310-904-3568  
 KW BH

www.759June.com

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

|                           |      |        |            |
|---------------------------|------|--------|------------|
| <b>637 WILCOX AVE #1F</b> | Open | 11-2   | <b>rev</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 *Lease*

|                         |      |             |            |
|-------------------------|------|-------------|------------|
| <b>116 N ARDEN BLVD</b> | Open | 11-2        | <b>rev</b> |
| <b>\$8,000</b>          | 5+4  | 2sty-MODERN |            |



**PRIME WINDSOR SQUARE!**

Located two blocks from Larchmont Village, this light 5 bed & 4 bath home is move-in ready! The house is situated in the 3rd Str. Elementary school district & convenient to restaurants & shops. Downstairs is a living room w/ fireplace, dining room, 2 beds & 2 baths. Kitchen boasts updated appliances, a center island & breakfast area w/ access to backyard. Grassy yard offers a tranquil respite after a long day. Upstairs are 3 beds & 2 baths+balcony. Security system w/cameras & motion sensors.

**MLS#19-438896**  
 Loveland Carr Properties (323) 460-7606  
 COLDWELL BANKER HP

www.116NArden.com

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

|                         |          |             |            |
|-------------------------|----------|-------------|------------|
| <b>635 N FULLER AVE</b> | Refresh. | 11-2        | <b>NEW</b> |
| <b>\$4,495,000</b>      | 5+5      | 3sty-MODERN |            |



**MODERN HOME RETREAT**

by Arch.Digest acclaimed design/builder Adam Rimom Nearly 6000 sq ft of Indoor/Outdoor Liv area grassy yard Pool Waterfall, Baja Deck Spa brings a ZEN presence to your surroundings You won't believe you're in the midst of Hollywood/Melrose Control 4 smart home, Open floor plan, Fleetwd glass doors, hi ceilings, great room, entertainer chef's kitchen, Wine Closet. Master w/Wet Bar, closet flooded w/ natural lite Bath w/steam shower for two, soaking tub Rooftop Deck w/ Firepit, Wet Bar & 360 VIEWS

**MLS#19-434308**  
 Michele Atias 3105008854  
 RODEO REALTY - BH

BBQ,Blt-Ins,Dshwshr,Wine clst Wash/Dryer

|                        |      |        |            |
|------------------------|------|--------|------------|
| <b>119 N KILKEA DR</b> | Open | 11-2   | <b>NEW</b> |
| <b>\$3,495,000</b>     | 5+6  | MODERN |            |




**BRAND NEW GATED MODERN IN PRIME BEVERLY GROVE**

Offering elegant and cutting-edge design, this 5-bedroom, 6-bath, approx. 3,300SF showplace offers a flexible and open floor plan that can be a perfect family home or entertainer's space. Main floor features a bright and spacious living room, family room, dining area and chef's kitchen. All four bedrooms upstairs offer ensuite bathrooms. A large backyard contains a heated pool + spa, cozy wooden-deck lounge area with fire pit and a second-level balcony overlooking the space.

**Josh & Matt Altman 3108193250**  
 DOUGLAS ELLIMAN

|                         |       |        |            |
|-------------------------|-------|--------|------------|
| <b>601 N FULLER AVE</b> | Open  | 11-2   | <b>red</b> |
| <b>\$2,795,000</b>      | 3+3.5 | MODERN |            |



**NEWER CONSTRUCTED EUROPEAN DESIGN**

Large open floor plan w/ lots of natural light. The main living spaces open completely into separate yards, one w/ a lounge area, pool & spa, the other w/ a dining patio. Stunning gourmet kitchen. Sophisticated master suite, plus a lower level basement w/ media room & bonus area. Integrated Control-4 smart home system. Centrally-located in the heart of Beverly Grove & the Melrose District.

**MLS#19-427458**  
 Arvin Haddadzadeh 310.909.6434  
 COMPASS

Dshwshr,Frzr,Micro,Rng/Ovn,Fridg

**VESTA PLUS™**  
 POWERED BY THE MLS™

Test drive the new mobile experience at  
[demo.themls.com/vestaplus](http://demo.themls.com/vestaplus)



|                             |         |      |
|-----------------------------|---------|------|
| <b>6516 LINDENHURST AVE</b> | Open    | 11-2 |
| <b>\$1,798,000</b>          | 1825000 | 3+2  |
| SPANISH                     |         |      |



**REDUCED TO SELL!**

Move-in to this absolutely stunning Spanish home. 3+2 with full guest house. Barrel-ceiling, step-down living room with dramatic floor to ceiling glass window. Hearth-tile fireplace. 1920's center hall plan, cook's eat-in kitchen. En-suite master with an additional office/den. Private backyard perfect for entertaining. Gated. One-car garage. Blocks to 3rd Street. Walking distance to great shops and restaurants on 3rd St. Highly sought after neighborhood.

**MLS#19-426024**  
Narvell-Shafer KW-BH-SC 310-729-0186  
KW REALTY GROUP LA

www.6516Lindenhurst.com

red

|                                |      |                  |
|--------------------------------|------|------------------|
| <b>1830 TAFT AVE, UNIT 202</b> | Open | 11-2             |
| <b>\$649,000</b>               | 2+2  | 1sty-MID-CENTURY |



**CONDO IN HISTORICAL LANDMARK**

Mid-Century modern condo in a historical landmark, "The Polynesian Building." Built in 1962, conveniently located in the heart of Hollywood sits this charming 2BD, 2BA spacious unit. Featuring hardwood floors, recessed lighting, stainless steel appliances and granite countertops. Open floor plan with oversized sliding doors invite ample natural light making the unit bright and airy; perfect for entertaining or enjoying the warm California sunsets on your private balcony.

**Courville/Fung** 3233157463  
**COMPASS**

rev

19 Beverly Center-Miracle Mile Condo / Co-op

|                                 |       |                    |
|---------------------------------|-------|--------------------|
| <b>128 N SWALL DR, UNIT 306</b> | Open  | 11-2               |
| <b>\$1,200,000</b>              | 2+2.5 | 1sty-MEDITERRANEAN |



**LARGE BRIGHT ELEGANT CORNER UNIT CONDO WITH VIEWS !!!**

2 bedrooms 2.5 bath (1693sq ft) , living room with fireplace and balcony . Eat in kitchen with stainless steel appliances, master bedroom with walk in closets. Marble master bath, double sinks, spa tub and stall shower, large laundry room with storage, and powder room.The building features a pool, spa, party room, gym, earthquake coverage, storage , side by side parking .All in a great location near Robertson's ultra-hip shops and restaurants.


**Cuny/Tordjman** 310-529-5065  
**COMPASS**

washer/dryer/stove

NEW

19 Beverly Center-Miracle Mile Lease

|                      |          |         |
|----------------------|----------|---------|
| <b>6123 W 6TH ST</b> | Refresh. | 11-2    |
| <b>\$7,500</b>       | 3+3      | SPANISH |



Emotional Spanish w/ dramatic double-height foyer, draped arch entryways, wood-beamed ceilings, original casement windows, period hardware & tile throughout. At 2500 sf, this home is one of the largest of its kind featuring a grand formal dining room & voluminous living room w/ custom built-in bookcase & fireplace. Gated property just steps from the Grove & LACMA. Add'l features include a private enclosed yard, hardwood floors, in-unit laundry, newer HVAC, 2-car garage & built-in speakers.

**MLS#19-437756**  
Angela Acuff 818-720-8875  
**COMPASS**

DUPLEX UPPER OWNER'S UNIT FOR LEASE

NEW

20 Hollywood Condo / Co-op

|                            |          |               |
|----------------------------|----------|---------------|
| <b>855 WILCOX AVE #103</b> | Refresh. | 11-2          |
| <b>\$650,000</b>           | 2+2      | MEDITERRANEAN |



**THIS LARGE & PRISTINE 2BR+2BA CORNER UNIT**

Located in the prime Media District of Hollywood, just minutes away from the coveted Larchmont Village, Archlight Theatre, Movie Studios, Netflix, Griffith Park Observatory, & the most desired restaurants, shops, & hiking trails in the city. Well appointed kitchen w/updated stainless steel appliances & granite counter tops, opening seamlessly to the dining area & living room. Spacious en-suite master bedroom w/ built-in closet & ample storage.

**MLS#19-441352**  
Jen Baker Zach Goldsmith 818.470.7358  
**HILTON & HYLAND**

HiltonHyland.com

NEW

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

22 Los Feliz Single Family

|                        |          |              |
|------------------------|----------|--------------|
| <b>4749 BONVUE AVE</b> | Refresh. | 11-2         |
| <b>\$2,775,000</b>     | 3+3      | CONTEMPORARY |



**MOVE-IN READY VIEW HOME WITH PHENOMENAL PRIVATE MASTER**

In the hills of Los Feliz, 3 bed, 2.5 baths w/ family room, leading to an oversized patio with views. Almost 3,400 sq ft with easy indoor-outdoor lifestyle. Master with a much-desired custom walk-in closet, a designer tub, and separate shower makes it super luxurious. Two more great bedrooms have views and upgraded bathrooms. The all new gourmet kitchen is perfectly situated Between Formal Dining and Family Room. Great private back deck/yard, and a 2-car garage.

**MLS#18-390994**  
Anita Rich 818.632.2258  
**COMPASS**

mls.4749bonvue.com

NEW

|                         |          |               |
|-------------------------|----------|---------------|
| <b>3606 AMESBURY RD</b> | Refresh. | 11-2          |
| <b>\$2,248,000</b>      | 3+4      | ARCHITECTURAL |



**DESIGNER DECO WITH PANAROMIC VIEWS IN LOS FELIZ**

Welcome to the ULM house, one of the few homes left in LA built by famed 1930's architect William Kesling. This iconic home brings in soaring city light views reaching out to the Pacific Ocean. Every detail exhibits true modern Art-deco architecture and design of the 1930's. You will find many original details throughout incl deco lighting, steel cased windows, glass block & a winding stone staircase - all signatures of Kesling.

**MLS#19-429346**  
Nancy Osborne (310) 795-6600  
**HALTON PARDEE**

www.HaltonPardee.com

NEW

|                       |      |                 |
|-----------------------|------|-----------------|
| <b>4321 PARVA AVE</b> | Open | 11-2            |
| <b>\$1,949,000</b>    | 3+2  | COUNTRY ENGLISH |



**PRIVATE COUNTRY ENGLISH IN LOS FELIZ**


Nestled north of the Blvd. in prime Los Feliz sits this 1920's Country English home. A true artists retreat this 3 bed 2 bath offers lush garden views from every window. Light filled living room w/ vaulted wood beamed ceilings, ornate fireplace and home office opens to the adjacent family room. The Formal dining room leads to the Kitchen with center island and high-end appliances. Terraced back yard boast city and hill views. Close proximity to Griffith Park Trails and Los Feliz Village.

**Bryant \ Reichling** 323-395-9084  
**COMPASS**

www.4321ParvaAve.com

NEW

|                         |       |                     |
|-------------------------|-------|---------------------|
| <b>3872 CLAYTON AVE</b> | Lunch | 11-2                |
| <b>\$1,200,000</b>      | 2+1   | CALIFORNIA BUNGALOW |



**CHARMING BUNGALOW FIXER IN FRANKLIN HILLS!**

Charming bungalow w/ sweeping city views from every room, from the Hollywood sign to the westside prized neighborhood, Franklin Hills. A creative person dream house w/ loft like feel & abundance of natural light. Expansive living room, dining area & eat in kitchen open up to front & rear yards w/ suitable areas to play. A large basement downstairs can be converted into additional livable space or studio/ office. Easy parking w/ one car garage. Move in or expand to 2500 SF per under built report.

**Shawn Kormondy** 323-638-7567  
**KELLER WILLIAMS BH**

Diswasher, Oven, Refrigerator, Grbg Disp

NEW



## 30 Hollywood Hills East

Single Family

|                            |      |               |            |
|----------------------------|------|---------------|------------|
| <b>3430 WONDER VIEW DR</b> | Open | 11-2          | <b>NEW</b> |
| <b>\$5,750,000</b>         | 4+6  | ARCHITECTURAL |            |



**STUNNING ARCHITECTURAL IN EAST HOLLYWOOD**

Stunning arch in E Hollywood w/ explosive views & striking interiors. Extraordinary great room featuring 18-ft beamed ceiling & walls of glass, showcasing city lights & incredible views. Chef's kitchen adj to comfortable family rm features stylish light fixtures & opens up to sleek pool. All living areas & kitchen have access to wraparound deck/lounge w/ views. Luxurious, bright, 2-sty master suite & access to pool. Attached 2-sty guest house has rec studio & decking.


**MLS#19-441594**  
S. Resnick Jonathan Nash 424.230.6088  
HILTON & HYLAND

Lease option at \$25k/mo.

## 30 Hollywood Hills East

Condo / Co-op

|                        |      |                      |            |
|------------------------|------|----------------------|------------|
| <b>6057 SCENIC AVE</b> | Open | 11-2                 | <b>NEW</b> |
| <b>\$829,000</b>       | 2+2  | 2sty-FRENCH NORMANDY |            |



**STORYBOOK TOWNHOME!**

Storybook townhome in the landmark Chateau Beachwood, designed in 1937 by famed architect Walter C King reportedly to house Warner Bros. actresses of the golden age. Former occupants are said to include Marilyn Monroe, Greta Garbo & Marlene Dietrich. This 2 bdrm, one and a half ba home is one of the largest units in the building at 1,370 Sq Ft w/plenty of natural light from southern exposure. An idyllic French Normandy turreted exterior wraps this stunning 2 story unit w/period details.

**MLS#19-441118**  
Tom Scrocco/Sean C. 310-890-2220  
DOUGLAS ELLIMAN

www.6057Scenic.com

## 39 Playa Vista

Condo / Co-op

|                                  |      |                  |            |
|----------------------------------|------|------------------|------------|
| <b>5721 S CRESCENT PARK #214</b> | Open | 11-1             | <b>NEW</b> |
| <b>\$1,229,000</b>               | 2+3  | 2sty-CONTEMP MED |            |



**2 LEVEL FRONT UNIT WITH PARK VIEW**

Live, work and play at the Silicon Beach in Playa Vista. With a beautiful front facing view of Crescent Park which boasts lush landscaping and fountains, the 2-story modern floor plan offers an abundance of natural light given by the large windows and high ceilings. The quiet 2 bedroom, 2.5 bathroom boast designer finishes with a fireplace, stainless steel appliances, ensuite bathrooms and spacious walk in closets. Unit also includes laundry room & two separate parking spots.

**MLS#19-437956**  
Clara Yang 310-259-1525  
SOTHEBY'S INTERNATIO

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

## 41 Park Hills Heights

Single Family

|                         |          |                  |            |
|-------------------------|----------|------------------|------------|
| <b>3774 EDGEHILL DR</b> | Refresh. | 11-2             | <b>NEW</b> |
| <b>\$999,000</b>        | 3+2      | 1sty-TRADITIONAL |            |



**PRICED TO SELL!! CLASSIC TRADITIONAL 4BR, 3BA GEM! MUST SEE!**

BEAUTIFULLY CRAFTED + LOVINGLY CURATED, this fully re-imagined circa-1940's traditional home awaits it's new owner! Located on a beautiful tree-lined street in Leimert Park and thoughtfully remodeled by current owners over the past three years. Home features 3 bed, 2 bath with oak hardwood floors, classic character details throughout, and a desirable large floor plan. Fully Remodeled Kitchen & Baths. Luxury Master Suite. Grassy Yards & Custom Lush Landscaping. Well appointed and TOTALLY TURNKEY!

**MLS#19-438834**  
Jerry & Rachel Hsieh 4242428856  
KELLER WILLIAMS - LF

www.3774Edgehill.com

## 42 Downtown L.A.

Condo / Co-op

|                             |          |      |            |
|-----------------------------|----------|------|------------|
| <b>460 S SPRING ST #508</b> | Refresh. | 11-2 | <b>red</b> |
| <b>\$439,000</b>            | 470000   | 0+1  |            |



**PRICE REDUCED AT MILLS ACT BLDG IN HISTORIC CORE**

PRICE REDUCED!! This studio unit has unobstructed South facing views, brand new flooring, stackable washer/dryer in unit & all the kitchen appliances you need. This beautifully restored building has amazing features in all the units including exposed brick walls & professionally restored double hung Mahogany windows. Walking distance to all that DTLA offers. The building qualifies for Mills Act (saving 50-70% off property taxes). Continuing regeneration & \$100M+ in local area development.


**MLS#19-432016**  
Luke Jones 3104354774  
KW SILICON BEACH

Cbl,Clng Fan,Dshwshr,Dryer,Frzr,Other

## 60 Tarzana

Single Family

|                         |       |             |            |
|-------------------------|-------|-------------|------------|
| <b>19010 ASHURST LN</b> | Lunch | 11-2        | <b>NEW</b> |
| <b>\$9,950,000</b>      | 6+8   | 1sty-FRENCH |            |



**MARVELOUS MULHOLLAND PARK MASTERPIECE**

Completed in 2011, this property has been the cherished residence of its creator. An artful interpretation of a luxurious lifestyle once only afforded to European aristocrats & Near Eastern kings, this palatial sanctuary has been thoughtfully established within the exclusive gates of Mulholland Park's Ashurst Ln. Upon entry through the grand motor court, you are welcomed by an beautiful fountain sculpture, leading to a front door-entry worthy of Versailles Palace. Welcome to the Ashurst Estate.

**MLS#19-440148**  
Shamon Shamonki 310.713.4492  
SOTHEBY'S INTL. RLTY

www.TheAshurstEstate.com

|                              |      |             |            |
|------------------------------|------|-------------|------------|
| <b>5135 GARDEN GROVE AVE</b> | Open | 11-2        | <b>NEW</b> |
| <b>\$1,170,000</b>           | 4+2  | TRADITIONAL |            |



Wonderful Traditional Bungalow south of the boulevard close to Braemar Country Club. This gated property has been completely redone and features 4 bedrooms and 2.5 baths. The entry hall leads to an open Great Room with gourmet kitchen, formal dining room and family room with high ceilings. The large Master Suite includes spa like bath and walk-in closet. The garage has been converted to a bonus room perfect for playroom, office or gym. Lovely grassy backyard with built in barbecue.

**MLS#19-439286**  
Jana Jones-Duffy 424-352-1600  
COLDWELL BANKER RESI

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

|                              |       |                  |            |
|------------------------------|-------|------------------|------------|
| <b>5135 GARDEN GROVE AVE</b> | Open  | 11-2             | <b>NEW</b> |
| <b>\$1,170,000</b>           | 4+2.5 | 1sty-TRADITIONAL |            |



**WONDERFUL BUNGALOW - SOUTH OF THE BOULEVARD!**

Wonderful Traditional Bungalow south of the boulevard close to Braemar Country Club. This gated property has been completely redone and features 4 bedrooms and 2.5 baths. The entry hall leads to an open Great Room with gourmet kitchen, formal dining room and family room with high ceilings. The large Master Suite includes spa like bath and walk-in closet. The garage has been converted to a bonus room perfect for playroom, office or gym. Lovely grassy backyard with built in barbecue.

**MLS#19-439286**  
Fred Holley 310.780.7653  
CORE REAL ESTATE GRO

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

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62 Encino

Single Family

5177 WOODLEY AVENUE

Refresh. 11-2

\$1,950,000

4+3

1sty-CONTEMPORARY

N/A



STUNNING ENCINO SINGLE-LEVEL ON 17K FLAT LOT

Stunning single-level contemporary! Rebuilt in 2012 w/ impeccable design, open flow & quality on 17K sqft flat lot. Gourmet Kitch, 9ft center island, espresso cabinets, white quartz counters & Viking Appl. Kitch opens to FR, LR & large Dining Rm. MBR w/fr doors overlooking yard, 2 walk-in closets & spa quality Master Bathrm, steam shwr & designer fixtures. Yrd for large scale entertaining, approx 800 sqft of patio space, saltwater pool/spa + gardens & grassy yrd. Near coveted Hesby Oaks School.

Mario Acosta

818-515-1440

BERKSHIRE HATHAWAY

17k Lot, 4+3, Remodeled, Pool

16805 OAK VIEW DR


Open 11-2

\$9,750,000

5+7

ARCHITECTURAL

rev



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

310.741.0505

Gary Gold

HILTON & HYLAND

HiltonHyland.com

72 Sherman Oaks

Single Family

14004 CHANDLER BLVD


Refresh. 11-2

\$1,150,000

4+3

1sty-TRADITIONAL

NEW



SHERMAN OAKS POOL HOME

Updated 4+ 2.75 home set back from street. Formal entry leads to lg open living & formal dining rm w/built in shelving. Kitchen w/granite counters, SS appliances, abundance of cabinets & slate flrs family rm w/FP & access to yard. Master suite, 2 additional good size bedrooms & bathrooms, 4th bedroom used as office (no closet). Bonus rm (converted garage) W/vaulted ceilings, half bat, sep entrance, laundry & storage. Priv yard w/pool & cozy covered patio. Wd flrs, AC/Heat, Solar Panels.

MLS#19-435134

818-516-7593

Grace Mitnick

COMPASS

Rng/Ovn,Fridg,W/D

13239 WEDDINGTON ST

Open 11-2

\$1,099,000

2+2

1sty-RANCH

NEW



BEAUTIFUL RANCH TRADITIONAL IN NORTH HIDDEN WOODS

If they say the three most important things in Real Estate are location, location and location, you'll love this beautiful ranch traditional located on a quiet cul-de-sac. Remodeled and curated to perfection by an outstanding eye with attention to detail. The highlight of the home is a spectacular great room combining spacious formal dining and living rooms featuring exposed wood beam ceilings, used brick wood burning fireplaces all flowing to the rear garden.

MLS#19-440222

www.13239Weddington.com

Alan Taylor

COMPASS

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

72 Sherman Oaks

Condo / Co-op

15207 MAGNOLIA BLVD #132

Refresh. 11-2

\$465,000

47+000

2+1.75

1sty-CONTEMPORARY

red



XLNT PRICE - PRIME SHERMAN OAKS

Great 2 bedrm condo at desired Oak Pointe. Quiet end unit-away from street. Open kitchen-lots of cabinets+pantry. Master Suite has walkin closet. New carpets & mini blinds in Master & 2nd bdrm. Full 2nd bath. Lovely living rm opens to Lg patio. Lndry hookups. Side/side parking+storage. Well maintained building, grounds & park area. Enjoy resortlike living at Pool & Spa. Pets OK. HOA incl Basic Cable & EQ. Close to Fwys 101/405, Galleria, theaters, restaurants, shops & Ez westside commute

MLS#19-424360

310-749-4201

Rosalind Mishkind

COLDWELL BANKER - BW

Dishwasher, Range/Oven,Refrig.,grbg disp

73 Studio City

Single Family

3301 OAKDELL RD

Open 11-2

\$6,750,000

4+6

TRADITIONAL

NEW



RARE OPPORTUNITY IN FRYMAN ESTATES

First time on the market in 35 years-rare trophy estate in heart of Fryman Estates. Private & elegant driveway leads to incredible park-like grounds w/ over-sized parking pad, 3-car garage, 2-sty guest house, grassy yard, pool, & spa. Lot is surrounded by lush, green landscaping & mature trees. Main house is a traditional gem w/ rich flr plan & features rooms w/ outdoor access, giving the home exceptional indoor/outdoor flow. Located in close proximity to Studio City's shops & restaurants.

MLS#19-440784

424.230.6088

S. Resnick Jonathan Nash

HILTON & HYLAND

ResnickAndNash.com

11718 LAURELWOOD DR

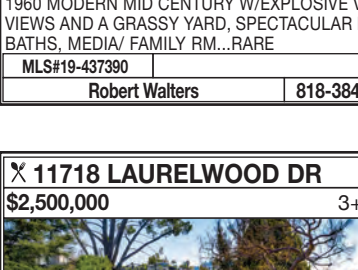
Lunch 11-2

\$2,500,000

3+3

MID-CENTURY

NEW



STUNNING MODERN MID CENTURY... VIEWS,POOL & TOTALLY DONE!

1960 MODERN MID CENTURY W/EXPLOSIVE VIEWS, PRIVATE AND PEACEFUL BACKYARD W/POOL AND MORE VIEWS AND A GRASSY YARD, SPECTACULAR STUDIO CITY HILLS..RESTORATION W/ NEW STUNNING OPEN CONCEPT KITCHEN, WOOD BURNING FIREPLACE, VAULTED CEILINGS AND KILLER VIEWS FORM THE LIVING RM. NEW MODERN BATHS, MEDIA/ FAMILY RM, WORLD CLASS PEACEFUL MASTER RETREAT W/ WALK IN, LUX BATH & CANYON VIEWS. SOLID OAK FLOORS, REMOTE SKY LIGHTS,SMART HOME WIRED, FLEETWOOD DOORS AND WINDOWS! THIS IS A RARE OFFERING!

MLS#19-437390

818-384-6004

Robert Walters

LELAND PROPERTIES

Bit-Ins,Dshwshr,Rng/Ovn

LELAND PROPERTIES

11718 LAURELWOOD DR

Lunch 11-2

\$2,500,000

3+3

MID-CENTURY

NEW



STUNNING MODERN MID CENTURY... VIEWS,POOL & TOTALLY DONE!

1960 MODERN MID CENTURY W/EXPLOSIVE VIEWS, PRIVATE AND PEACEFUL BACKYARD W/POOL AND MORE VIEWS AND A GRASSY YARD, SPECTACULAR STUDIO CITY HILLS..RESTORATION W/ NEW STUNNING OPEN CONCEPT KITCHEN, WOOD BURNING FIREPLACE, VAULTED CEILINGS AND KILLER VIEWS FORM THE LIVING RM. NEW MODERN BATHS, MEDIA/ FAMILY RM, WORLD CLASS PEACEFUL MASTER RETREAT W/ WALK IN, LUX BATH & CANYON VIEWS. SOLID OAK FLOORS, REMOTE SKY LIGHTS,SMART HOME WIRED, FLEETWOOD DOORS AND WINDOWS! THIS IS A RARE OFFERING!

MLS#19-437390

818-384-6004

Robert Walters

LELAND PROPERTIES

Bit-Ins,Dshwshr,Hood Fan,Rng/Ovn

3918 FAIRWAY AVE

Open 11-2

\$1,699,000

3+3

1sty-ARCHITECTURAL

NEW



STUNNING ARCHITECTURAL MID-CENTURY POST & BEAM

Sleek mid-century view house built for and designed by Robert G. Johnson as his private residence. Walls of glass reveal secret lawn and gardens with meandering paths, mature landscaping and vibrant city lights views to the west. 3 bed & 2+1/2 bath with large separate family room off of pergola covered pavilion. Designer done interior with impeccable taste and finishes. Large lot with fun tree house. Grand Oak tree. Large deck with hot tub. Separate garage and bomb shelter/ wine room.

MLS#19-437390

310-270-6682

Ron Holliman

COLDWELL BANKER BH N

East of Coldwater, South of Ventura Blvd




73 Studio City Lease

Refresh. 11-2

3724 AVENIDA DEL SOL

3+3.5 3sty-MODERN

\$7,500



**BEAUTIFUL STONE FLOORS, HI CEILINGS, 1/2 ACRE OF TRANQUILITY**

CONTEMPORARY HOME, with amazing wooded views of your own private forest on over 1/2 acre. High ceilings, fieldstone floors, 3 fireplaces, 3 1/2 marble bathrooms, all rooms are very large. There are 2 private decks, the largest ever walk-in closet in the MBdr. Also awesome kitchen w. it's own dining alcove and 2 pantries, on a quiet street in the Studio City Hills. 3714 sq.ft.

Lynne Paxton  
COMPASS BEVERLYHILLS

310 259 4056

SubZero f+r, 3 ZONE HVAC, dbl oven

NEW

74 Toluca Lake Single Family

Open 11-2

10313 WOODBRIDGE ST

6+7

\$6,195,000



**STUNNING PRIVATE TUSCAN VILLA BEHIND GATES & A LONG DRIVEWAY**

Recently redone w/over 8700 square feet of beautiful scale & design. 2 story entry with sweeping staircase, grand living room with high ceilings & fireplace, huge kitchen family room with fireplace opens to outdoor living room with fireplace overlooking pool lawns & imported olive trees. Beautiful master suite with large sitting room, fireplace, large Terrance, bath with imported stone & major double closet dressing room. 5 additional bedroom suites, movie theater room, 3 car garage & much more.

Brett Lawyer  
HILTON & HYLAND

310.858.5402

WoodbridgeEstate.com


NEW

Lunch 11-2

4704 CAHUENGA BLV

3+3.5 1sty-TUDOR

\$1,799,000



**CHARMING TOLUCA LAKE TUDOR**

Charming Toluca Lake Tudor. Secluded & gated. Single-story home. Dark wide-plank hardwood floors & ceiling beams embellish country manor theme. Large living & family rooms share dbl fireplace. Curved wall of windows overlooks pool, BBQ island & sport court! English-style kitchen w/Chambers range, granite tops, whimsical floor, farm sink & built-in banquette. Enviably master w/walk-in closet, en suite, marble vanity, claw foot slipper tub & shower. 2+1 guest cottage. Garage w/office & bath.

Craig Strong  
COMPASS


818 930 4050

NEW

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