

AREA
5
WESTWOOD - CENTURY CITY



ROCHELLE MAIZE

THE NEXT LEVEL OF REAL ESTATE

NEW LUXURY LEASES



Just Listed &
Open Tuesday 11-2

875 Comstock Ave #15D
Little Holmby · \$7,200 / Month



Just Listed
430 N Maple Dr #304, Beverly Hills
2 Bed · 3 Bath · \$6,300 / Month



Coming Soon
517 N Elm Drive, Beverly Hills
6 Bed · 6 Bath · \$18,000 / Month

ROCHELLE ATLAS MAIZE
rochelle@rochellemaize.com
www.rochellemaize.com

DRE# 01365331
Direct line: 310.968.8828
Office line: 310.888.3367

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



DRE #01882885



OPEN

Tuesday
11am-2pm



24HR Guard-Gated Community "Stoney Hill"

2107 Stoney Hill Rd · Brentwood
3 Bed · 3.5 Bath · 4,620 SqFt. · 75,141 SqFt Lot
\$2,895,000



RPERRY@ROGERPERRY.COM

310-600-1553

ROGERPERRY.COM



Broker & Broker's agents do not represent or guarantee the accuracy of the sqft, bedroom/bathroom count, lot size dimensions, or other information concerning the conditions or features of the property. Buyer is advised to independently verify the accuracy of all information through personal inspection and w/appropriate professionals to satisfy themselves and rely only on that.

DRE #01882885

AREA
9

Stunning Remodel - REDUCED!

BEVERLYWOOD VICINITY



1445 S CASTELLO AVE

Open Tuesday, March 19th 2019 from 11:00Am - 2:00PM

First time on market since 1962! Walk into this Mid Century 5 Bedroom, 3.5 Bathroom remodel and you will feel an overwhelming feeling of joy from the Tremendous amount of Natural light in every room of this well appointed home.

Wood flooring, sexy fireplace, sky lights, high ceilings and floor to ceiling glass La Cantina doors in entertainment areas incorporate California inside/outside entertainment flow. Bring your Buyers! Motivated Sellers!

Offered At **\$2,950,000**



Lori Goldsmith
3108800183

202 N. Canon Drive Beverly Hills, CA 90210
www.1445Castello.com

OPEN TUESDAY 11-2

AREA
10

WEST HOLLYWOOD VICINITY



930 North Wetherly Drive #201 | 2BD, 2BA | 1,396 sq. ft. | Offered at \$995,000

One of the best low rise buildings in West Hollywood in one of the best Locations in all of West Hollywood on a quiet super low traffic street 1 block from Beverly Hills right below the Sunset Strip and blocks from BOA, Soho House, the new Edition Hotel and so much more. Bright natural light shines through this ideal front facing unit with views from the large balcony towards Beverly Hills and Sunset Strip buildings, just under 1,400 sq ft with large living room with fireplace, gorgeous kitchen with Carrera marble counter tops and newer stainless appliances and AC, extra kitchen space for office, washer and dryer included in kitchen area, luxurious bathrooms, huge master walk in closet, double sinks in light filled master bath, side by side parking and brand new pool and spa being remodeled currently with assessment already paid by Seller.



JEFFREY J. HOBGOOD
DRE: 01247414
310.305.7653
Jeffrey.Hobgood@sothebyshomes.com

Sotheby's
INTERNATIONAL REALTY

AREA
10
WEST HOLLYWOOD VICINITY

Two Wonderful Homes — One Amazing Location



OPEN TUES 11-2PM

8941 Ashcroft Avenue, WeHo
\$1,829,000 | 2 BD + 2 BA

This Charming 2-bedroom Spanish boasts a fully renovated kitchen with imported 19th century Spanish tiles, custom cabinetry and breakfast bar. Designer fixtures, finishes, and modern amenities throughout, include a steam shower in the master, custom built-ins, central sound, and a tankless water heater. Beautiful wood floors, a woodburning fireplace surrounded by Historic Batchelder tiles, high ceilings, recessed lighting and a quintessential professionally landscaped Zen-like garden complete this magical offering. Bonus: The conversion of the 2-car garage to a guest unit is nearly complete. 8941ashcroft.com



OPEN TUES 11-2PM

8853 Ashcroft Avenue, WeHo
\$1,899,000 | 2 BD + 2 BA + Guest

This beautifully renovated 2 bedroom, 3 bath Spanish features a contemporary kitchen with breakfast nook and professional appliances. The master suite offers hi-ceilings, a walk-in and luxurious spa-like bath with double sinks. Wood floors, coved and barrel ceilings, a fireplace, and recessed lighting enhance the public spaces. There is a permitted office or studio space in the rear with its own bath and separate entrance (perfect for artist studio or ADU). An outdoor lounge area with custom fence and automatic driveway gate compliment this offering. 8853ashcroft.com



Brian Mazurkiewicz
Director, Estates Division
310.386.9086
brianlaagent@gmail.com

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COMPASS

Renovated 2+2 Unit in Weho

AREA
10

WEST HOLLYWOOD VICINITY



1025 N KINGS RD, UNIT 111
March 19 11am-2pm

Stunning condo located in the prime area of Weho has been completely renovated & designed w/ top quality designer finishes throughout this supremely well laid out space. A perfect blend of contemporary & timeless design. This awe-inspiring 2bed+2bath offers luxury with impeccable

attention to every detail for style & comfort. A welcoming warmth greets you as you enter this open, natural lit & airy floor plan which boasts finely crafted hwd flrs, frosted glass doors w/ recessed lighting throughout.

Offered At **\$1,120,000**



Dante Tantiado
(310) 387-2571

355 North Canon Drive
Beverly Hills Ca 90210
dantetantiado.com



AREA
10

A Masterpiece. Do not miss!

WEST HOLLYWOOD VICINITY



1424 N CRESCENT HEIGHTS #48
Tuesday March 19th 11-2pm

This elegant country-French condo has been the longtime lair of a NY Times bestselling author-producer & has been featured on TV shows (Entertainment Tonight, Extra, The Today Show), as well as in People Magazine. The owner has

retained its 1929 Old-World charm to showcase famed architect Leland Bryant's gorgeous crown moldings, high ceilings, white marble floors and arched doorways.

Offered At

\$800,000



Brian V Moore
3236712373

Buyer to verify all info:

1801 N Hillhurst Ave
Los Angeles CA 90027
1424ncrescentheights48.com/



First time ever on market!

\$4,999,500



1765 CHASTAIN PARKWAY East
Open Tuesday 11-2



One of the most satisfying experiences a real estate broker can have is finding a property for your clients that they love. A home they thank you for every time they see you.

1765 Chastain Parkway East is one of those properties. Custom Mediterranean built with the highest quality

materials and craftsmanship. Walnut hand hewn floors and doors, beautiful tile work and cabinetry. Ocean view, pool, spa, great kitchen with lovely dining area.

5 bedrooms, 6 baths all on a 31,000 sq. ft. lot.

Susan Armenti
310-292-0740



Holmby Park Realty DRE#01002317
holmbyparkrealty.com

AREA
15

PACIFIC PALISADES



OPEN HOUSE
 MAR 19
 11-2PM
 OPEN HOUSE

288 BELLINO DRIVE

Massive Price Reduction

Pacific Palisades
New Price: \$4,500,000
 5 Bed | 5 Bath | 10,342 Sq Ft Lot

Adrian Grant
 310.962.7142
 adrian@adriangrant.com
 DRE 00917461

Judy Orsini
 310.739.2421
 judy@judyorsini.com
 DRE 01206452

COMPASS

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compass.com

Great Duplex Opportunity

\$529,000



1706 EXPOSITION BLVD

Brokers Open March 19th 11-2 & Open House March 24th 1-4



Amazing Opportunity and Prime Location in highly sought out area in close proximity to all amenities with easy access to downtown and Santa Monica by Metro or Freeway. Perfect for owner/user or investor. This well maintained duplex offers bright,

quiet and cozy 1 bedroom units with the charming look of a condo and the joyful feel of a home. This fantastic duplex spans a large 5133 sq ft lot for ample additional parking as well as remote control garage parking for 1 car for each unit. Come Buy!



Gloria Shelby-Dyer
323-855-4285



13274 Fiji Way Marina Del Rey, CA 90292

AREA
62

ENCINO



**OPEN
TUESDAY
11-2PM**

4267 VALLEY MEADOW

ENCINO | \$5,195,000

6 BEDS | 8 BATHS | 7,022 SQ. FT. | 35,235 SQ. FT. LOT

An absolutely bespoke home – Meadow View has meticulous design that captures the imagination and inspires one to live life to its fullest.

Sited above and off the street behind gates, Meadow View is centrally located in prestigious Royal Oaks, nestled amongst celebrities, with easy access to everywhere and anywhere one will want or need to go. Newly renovated, the modern open floor plan flows perfectly for today's lifestyles and presents a unique sensibility unlike anything ever seen before.

4267ValleyMeadowRoad.com

**NEW
LISTING**



CRAIG KNIZEK

CKNIZEK@THEAGENCYRE.COM
424.230.3718
LIC. # 01377932



ANDREW DINSKY

ANDREWDINSKY@GMAIL.COM
310.729.3393
LIC. # 01724985

THEAGENCYRE.COM
An international associate of Savills

savills

POST AND BEAM HOME

COMPASS

3828 Toland Way | Glassell Park

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Very cool, Glassell Park with city, mountain and hill views! Circa 1961, this classic "move-in" Post & Beam home features 3 bedrooms + 2 baths, open floor plan, large living room with front facing balcony, good size bedrooms (master is en-suite and opens to private patio), spacious eat-in kitchen with leather banquette and wrap around patio that opens to a gazebo. Ideal for entertaining, dining or just hanging out.

Additional features include gorgeous hardwood floors throughout, painted wood paneled ceilings, wood post and beams, original architectural details, central heat & A/C, 2 car garage with EV hook-up. Ideally located off Eagle Rock Blvd and Ave 40, minutes to Habitat Coffee Shop, Target, restaurants, shops, liquor and wine stores. Visit 3828tolandway.com

\$798,000

3 Bed | 2 Bath

Open House

Tuesday, March 19th, 11-2pm

Lunch Provided

- • •
- • •
- • •

Ken Shields

Realtor®

310.270.5152

Ken@kenshieldsrealty.com

DRE 01116244



AREA
74
TOLUCA LAKE

TOLUCA LAKE
4701 Sancola Avenue

COMPASS



\$4,495,000
4 Bed + 5 Bath
±6,334 sq. ft.
±26,949 sq. ft.



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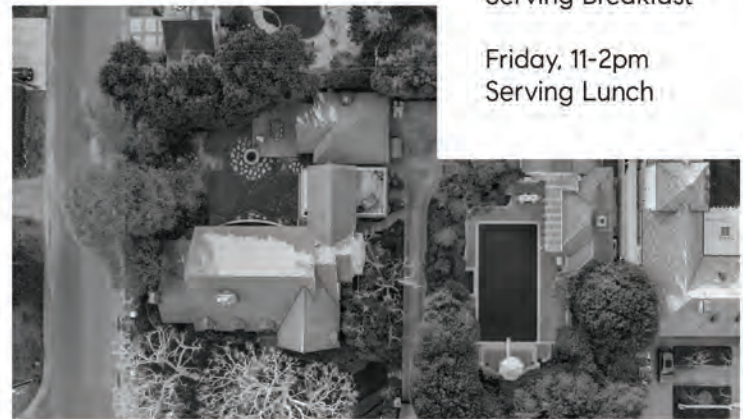
COMPASS

TOLUCA LAKE
4701 Sancola Avenue

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Open House
Tuesday, 11-2pm
Serving Breakfast



Friday, 11-2pm
Serving Lunch

Iconic home of Hollywood royalty, William Holden and Denzel Washington, and the setting for Ronald & Nancy Reagan's 1952 wedding reception. Designed by architect Paul Williams, this beautiful Traditional sits on an idyllic double lot in Toluca Lake. Charming original details embrace the 1940's era. Built-ins and oak hardwood floors thru-out. Oversized living room and cozy family room have fireplaces; formal dining room; large home office. Gourmet kitchen with Carrera marble countertops, blue slate floors, pro-style appliances and breakfast room. Master suite has mirrored wardrobes, vanity table, balcony, marble en suite, freestanding tub, marble shower and adjoining office/media room. Enchanting private outdoor spaces including gardens, huge pool, spa, brick pool deck/patios, BBQ, koi water feature and fire pit. Spacious guest cottage and cabana incl. living areas, full kitchens and bathrooms, finished basement with murals by set designer. Security system; converted 3-car garage/workshop. **4701Sancola.com**



Craig Strong
Vice President, Luxury Home Sales


818.930.4050
info@strongrealtor.com
strongrealtor.com



TUESDAY

01 Beverly Hills Single Family

1003 N BEVERLY DR		Open	11-2	NEW
\$10,885,000	5+8	1sty-MODERN		



PRIME BEVERLY HILLS ARCHITECTURAL HOME

Located one block away from the Beverly Hills Hotel and seconds from Rodeo Drive, this totally remodeled mid-century home has been reimagined as a masterpiece of modern living for the 21st Century. Custom stone work will lead you from the gated circular driveway, past a water feature and through the foyer into unparalleled architectural design highlighted from the ceilings and windows to the open floor plan and gorgeous stone flooring. A dream for entertaining and relaxing.

MLS#19-434704

Aouri Makhlof 3109271046
HILTON & HYLAND

BBQ,Cbl,Dshwshr,Dryer,Frzr,Other

9360 READCREST DR		Open	11-2	NEW
\$8,995,000	4+8	--NEW PRICE--		



--NEW PRICE--

Meticulous year+ renovation - Views from every room. Great entertainment flow with indoor/outdoor entertainment areas. The pool and entertainment deck areas offer truly unique Privacy and beautiful city views. Once owned by John Woolf, this property reflects the grandeur of old Hollywood combined with today's amenities.

MLS#19-422458

David Yocum 310.560.6164
HILTON & HYLAND

9360Readcrest.com

265 S ROXBURY DR		Open	11-2	NEW
\$2,995,000	4+5	SPANISH		



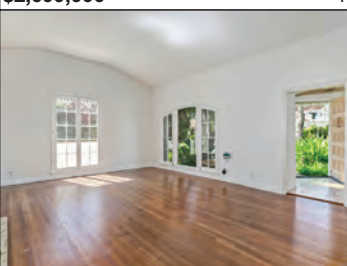
RARE OPPORTUNITY IN PRIME BEVERLY HILLS LOCATION

Vintage Spanish style home built in 1929 is perfectly located within close proximity to all the best that Beverly Hills offers. The floor plan includes a formal entry, spacious living room with vaulted wood beamed ceiling, dining room, breakfast room, wood paneled study. Vintage details incl.a spacious courtyard, wood floors, curved staircase accented with colorful tiles, stained glass windows. This is truly a wonderful opportunity to restore or remodel to make this your dream home!

MLS#19-443912

June Sebree 310-230-3756
BERKSHIRE HATHAWAY

208 S MAPLE DR		Lunch	11-2	NEW
\$2,699,000	4+3	1sty-SPANISH		



SPACIOUS AND SUNLIT CHARMER. 1ST TIME FOR SALE IN DECADES!

TRUST SALE! 1STY 4BD SPANISH WITH CURB APPEAL ON A MOST COVETED AND SERENE 200 BLOCK W. OF DOHENY DRIVE. FEATURING BEAUTIFUL WOOD FLOORS AND HIGH CEILINGS, THIS HOME HAS ENDLESS POTENTIAL TO TRANSFORM INTO THE GEM IT DESERVES TO BE. WONDERFULLY LARGE LIVING AND DINING ROOMS. ADJACENT DEN AREA OFF OF THE DINING ROOM. BIG KITCHEN OVERLOOKS REAR PATIOS WITH AN ABUNDANCE OF FRUIT AND CITRUS TREES/SHRUBS ALONG WITH A 2 CAR GARAGE. NEWER HVAC PER THE TRUSTEE. A TREMENDOUS OPPORTUNITY.

MLS#19-443912

MICHAEL J. LIBOW 310-285-7509
CBRRB - BH S

WWW.208MAPLE.COM

121 S WETHERLY DR		Open	11-2	NEW
\$2,325,000	3+2	TRADITIONAL		



AMAZING OPPORTUNITY IN BEVERLY HILLS

Located on a much desired street in Beverly Hills, this property offers an amazing opportunity for its next owner at an unmatched value. With 3 bedrooms, 2 bathrooms, a Guest house + a 2 car garage, the possibilities are endless. Situated on a lot just over 6,200sf this home has a beautiful large living room with high barrel ceilings and a fireplace. Great size rooms, formal dining area and a sizable kitchen with an island. Wooden floors throughout and parking for at least 6 cars.

MLS#19-442432

Dafna Milstein 310.867.5598
KW BEVERLY HILLS

www.121wetherly.com

1281 LOMA VISTA DR		Open	12-2	red
\$9,195,000	9299000	4+5	CONTEMPORARY	



PRIME LOWER TROUSDALE ESTATES

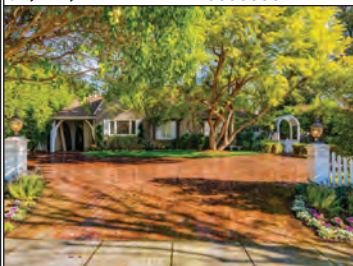
This single-story contemporary home sits behind private gates on approximately half-acre with expansive city light views. Experience a chic open floor plan with soaring ceilings throughout, rich organic walnut floors and architectural fireplaces that anchor the formal living areas. Fleetwood doors lead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

MLS#18-406990

Monty Beisel Dustin C. 310.944.4430
HILTON & HYLAND

CBLuxuryRE.com

610 N REXFORD DR		Refresh.	11-2	red
\$5,350,000	5850000	4+3	COTTAGE	



LEAST EXPENSIVE HOUSE IN THE FLATS OF BEVERLY HILLS

SELL THIS LEAST EXPENSIVE HOUSELP IS LESS THAN THE LAND VALUE 14,300 sqft Lot... just under 3000 SQFT, single story house. Bright & sunny throughout. Formal LR w/pitched ceiling, & a wood-burning firepic. Formal DR. Country kit, w/ stainless appliances, walk-in pantry & Bfast. Fab den w/doors out to byard. Huge MBR suite w/ sitting room & wood burning firepic. 2 addl bedrms in the main house. 4th BR converted den. Lushly landscaped backyd. Add a huge swimming pool. Turn GH as you wish.

MLS#19-422458

Bobby Syed 310-777-6246
COLDWELL BANKER RESI

Bit-Ins

1240 LOMA VISTA DR		Open	11-2	rev
\$11,995,000	6+7.5	CONTEMPORARY		



REMARKABLE PRIVATE & GATED TROUSDALE BALINESE MODERN OASIS

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

MLS#18-399648

ST. JAMES + CANTER 310.704.4248
BERKSHIRE HATHAWAY

WWW.TROUSDALEMODERNOASIS.COM

525 CHALETTE DR		Open	11-2	rev
\$10,495,000	4+7	1sty-MID-CENTURY		



NEWLY RENOVATED MID-CENTURY MODERN PARADISE

Perched on one of Trousdale Estates' most elite hideaway coves, this newly renovated mid-century modern paradise exudes refined taste. Modern sensibilities dressed in classic, elegant lines, the best of every world is found behind these private gates. Enter into luxurious open spaces filled with the world's finest materials. An oversized backyard poolside oasis boasts unbelievable jetliner views from the city to ocean.

MLS#18-405918

Branden & Rayni Williams 310.691.5935
HILTON & HYLAND

Williams & Williams Estates Group

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

Brand new exceptional gated Mediterranean Villa with custom high-end finishes.Amazing open floor plan-perfect for entertaining! Enjoy the Beverly Hills Lifestyle.


MLS#19-427198


Vangelis Korasidis 310-247-1500

Brand New Construction in Beverly Hills

COLDWELL BANKER BH

01 Beverly Hills *Condo / Co-op*

135 S MCCARTY DR, UNIT 204 Open 11-2	NEW
\$1,850,000 2+2.5 TRADITIONAL	
	SPACIOUS AND BRIGHT CONDO IN PREMIER BEVERLY HILLS LOCATION
Richard Stearns COMPASS	Welcome to this incredible, spacious, single level condo home in a secured, day service building just steps from Wilshire Blvd and Neiman Marcus. Unit is located in the SW rear corner of the building. Every room is luxuriously spacious w/ high ceilings and fireplace in living room. Master has huge bathroom and two oversized walk in closets. There is a separate den/office with wet bar. Unit boasts a balcony and two well located side by side parking spots. Building has ample guest parking as well.


9601 CHARLEVILLE BLV, UNIT 16 Lunch 11-2	NEW
\$950,000 1+1	
	TOP OF THE LINE UNIT BRINGS MANHATTAN INTO THE HEART OF BH
Rochelle Maize NOURMAND & ASSOC.	Located in chic condominium residences of 9601 Charleville Blvd. Building restored by Architect Peter Choate & designed by Waldo Fernandez (designer of Soho House WeHo). Combination of classic w/ modern interiors features high ceilings, crown moldings, french doors, hardwood floors, marble countertops, viking appliances & W/D in unit. Building amenities include rooftop terrace & gated subterranean garage parking. Enjoy living steps away to the Golden Triangle w/ the finest of dining & shopping!


141 S LINDEN DR #206 Refresh. 11-2	rev
\$1,425,000 2+2 1sty-CONTEMPORARY	
	PRIME BH! HUGE, FRONT, CORNER SINGLE LEVEL- ALMOST 2,100 SF!
Joan Lurie Farb JOAN LURIE REALTY	INCREDIBLY RARE OFFERING! Spacious, almost 2,100 SF 2 Bedroom + den (could be 3rd bedroom) single level, CORNER and FRONT FACING luxury residence in one of the most prime Beverly Hills locations possible! Wood floor entry, high ceilings throughout, huge living room and dining area, with 2 large balconies. Tremendous storage throughout unit, as well as in the garage area. Fireplace and wet bar in living room. Building has pool, spa and earthquake insurance. Side by side parking in security garage.

01 Beverly Hills *Income*

432 SMITHWOOD DR Open 11-2 632G3	NEW
\$4,450,000 MEDITERRANEAN	
	HIDDEN SANCTUARY IN BEVERLY HILLS
Myra Nourmand NOURMAND & ASSOC.	Remodeled European duplex w/ architectural details situated on quiet tree-lined street. Each unit offers 3 bd/2.5ba hardwood floors & French windows throughout. Approx 2,500sqft each, units feature large formal living room w/ f/p & beamed ceilings, formal dining, & gourmet kitchen w/ breakfast area & top-of-the-line appliances. Venetian plastered Powder & master with walk-in closets & floor to ceiling marble bathrooms. Private patios surrounded by lush landscaping. 2 car garage for each unit.

02 Beverly Hills Post Office *Single Family*

9584 HIDDEN VALLEY RD Open 11-2	NEW
\$11,250,000 5+6 2sty-ARCHITECTURAL	
	GUARD-GATED CELEBRITY ENCLAVE IN BHPO
Juliette Hohnen DOUGLAS ELLIMAN	Film Producer's Contemporary Compound sited on 40,000+ sq.ft. lot in the exclusive guard-gated celebrity enclave of Hidden Valley. A spacious living room with direct patio access, eat-in kitchen, 2000-book library, large luxurious master suite, 4 additional BR, & generous office can be found amongst the apx. 6,000 sq.ft. of total living space. The park-like grounds feature expansive lawns with room for tennis court, mature fruit trees, solar-heated pool, 2-car garage, & large motor court.

13800 MULHOLLAND DR Open 11-2	NEW
\$5,988,000 5+6 MODERN	
	SOPHISTICATION & REFINEMENT WITH PICTURE PERFECT VIEWS
Dennis Adelpour BERKSHIRE HATHAWAY	Remodeled in 2010, this gated Modern estate offers 5 bedrooms, 6 baths with full top floor master suite - equipped with oversized walk-in closet, spa bath & 2 bonus rooms. Privacy & park-like grounds surrounded by lush landscaping & large grassy area. Great Room with soaring ceilings & walls of glass framing the panoramic views of the mountains, city lights & ocean. Custom European kitchen with double island. Sparkling pool & outdoor kitchen. 4 oversized bedrooms with views fill the lower floor.


2501 BOWMONT DR Open 11-2	NEW
\$3,750,000 4+7 3sty-MEDITERRANEAN	
	ITALIAN VILLA DREAM OASIS!
Basya Gradon COMPASS	Channeling Italian Villa situated on a private resort-like property, this 4 BD 7 BA 4300 sq ft Estate is custom designed to perfection! Hidden street-side w/ ultimate privacy as you enter the ground level, featuring a grandiose master suite, striking walk-in closets, majestic tiled baths w/ heated floors & private balconies overlooking the canyon view, LR w/ marble fireplace, chefs kitchen,, in the heart of Beverly Hills, enjoy the serenity of this beautiful oasis away from the city hustle!

9719 HEATHER RD Open 11-2	red
\$22,995,000 5+8 FRENCH	
	INCREDIBLE NEW PRICE! EXQUISITE ESTATE ON APX. 4 ACRES
Jade Mills COLDWELL BANKER	Situated on nearly 4 acres, minutes from the heart of Beverly Hills, this exquisite French Contemporary estate has just completed an extensive renovation. Designed for entertaining. Professional chef's kitchen, formal dining room, great room, library with bar, theater, and wine cellar. French doors open to sprawling grounds, complete with rolling lawns, pool terrace, outdoor kitchen, tennis court, mini golf course, and private vineyard overlooking majestic views of the city, ocean, & mountains.

3100 BENEDICT CANYON DR Open 11-2	rev
\$15,988,000 6+11 VILLA	
	MAJESTIC VILLA. TIMELESS ELEGANCE.
Joyce Rey/S. Apelian COLDWELL BANKER	Gated Italian villa commands expansive views. Main level has dual great rooms, formal dining room, salon, office, maid's, guest suite, huge chef's kitchen. Staircase and elevator access all levels. Four en-suite bedrooms open onto balcony; vast master suite has a private terrace. Billiards room with wet bar, screening room, wine cellar. Infinity pool and spa. Offered fully furnished, this is a superb estate of impeccable quality.

TUESDAY


TUESDAY

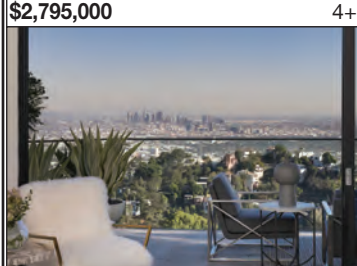
2720 ELLISON DR	Open	11-2	rev
\$7,390,000	4+6	CONTEMP MED	
	RE-IMAGINED BY NOTEWORTHY KNA DESIGN		
Exceptional modern European glamor awaits you, in this newly renovated & gorgeous Italian Villa modernized oasis. Through the gated and totally private drive you will find a grand single story home of 4 bedrooms & 6 bathrooms with truly exceptional ceiling heights. A large master bedroom with dual private bathrooms and en-suite walk-in closets. Abound w/ natural light and precious Sunset canyon views.			
MLS#18-393742			
Mia Trudeau	310.850.2747	HiltonHyland.com	
HILTON & HYLAND			


1514 RISING GLEN RD	Open	11-2	NEW
\$5,250,000	4+4	ARCHITECTURAL	
	MID-CENTURY ARCHITECTURAL MASTERPIECE		
Originally built in 1954, the Honnold & Rex Architectural Research house was masterfully updated & renovated by legendary designer/builder Xorin Balbes. Published in Architectural Digest, this private sanctuary is just seconds from Sunset Blvd & features an expansive indoor/outdoor floor plan opening to a resort-like pool & grounds. Clean lines elegantly define space w/soaring FPs, light-filled glass walls, luxe baths, & views of city lights. Fall in love w/sophisticated LA living at its best.			
MLS#19-443086			
Carl Gambino	646-465-1766	WEA	

13331 MULHOLLAND DR	Open	11-2	rev
\$5,495,000	4+6	2sty-CONTEMPORARY	
	AMAZING VIEWS OF CITY, CANYON AND MOUNTAINS		
Gated 2 story Contemp. estate on a private road. Set on a secluded promontory, amidst majestic CA Oak trees on 53,000+ sq.ft. lot. 4 BR, 6 BA with 6,700+ interior sq.ft. Exceptional motor court, 3 car garage, electric car charging station. Grassy Yard.			
MLS#19-420600			
Peter Whyte	310-650-8480	Peaceful, Secluded Setting	
COLDWELL BANKER			

1286 SUNSET PLAZA DR	Open	11-2	NEW
\$4,095,000	4+5	TRADITIONAL	
	HUGE PRICE REDUCTION		
Glamorous, renovated residence plus guest house on Lower Sunset Plaza. Set high on a gated, private street to street lot with ample onsite parking, this stylish home is removed yet just moments from the best of the Strip. Main level features center entry w/ foyer, formal dining and remodeled chefs kitchen which opens to family room and breakfast area. Chic living room includes adjacent den/office with built-ins and fireplace. The perfect Hollywood hideout for the most discriminating Buyer.			
MLS#18-397586			
Cindy Kavadas Williamson	3103675631	COMPASS	
Blt-Ins,Dshwshr,Frzr,Grbg Disp,Fridg			

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

2021 DAVIES WAY	Open	11-2	NEW
\$2,795,000	4+3.5	CONTEMPORARY	
	FLAWLESS CONTEMPORARY WITH JETLINER VIEWS		
This recently renovated and designer-done contemporary residence has explosive jetliner views from nearly every vantage point, and makes for the perfect lock-and-go solution. Flooded with light, the heartbeat of this home is the main level, featuring a grand scale living room, generously sized master suite and gourmet kitchen. Other amenities include three guest bedrooms and two large decks with Fleetwood doors. Soaring volume creates the perfect canvas to hang art. All in Wonderland School dist			
MLS#19-418772			
Ben Belack	310.497.6789	THE AGENCY	
Explosive Views - Designer Done			

3193 BENEDICT CANYON DR	Open	11-2	rev
\$2,350,000	3+4	ARCHITECTURAL	
	PRIVATE SEXY ZEN ARCHITECTURAL UNOBSTRUCTED VIEW TO CATALINA		
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 through wrought iron gates and stone patio into high ceilings and voluminous open spaces, hardwood floors. 3+3.5 , 2 master suites and 3rd bedroom ideal for a home office. Spa like baths with Tibetan cabinets. Stainless appliances.10 min to Sunset, 10 min to Ventura Blvd. EASY ACCESS TO STUDIOS.			
MLS#19-434748			
Irene Tsu	310-777-7800	Blt-Ins,Cbl	
BERKSHIRE HATHAWAY H			

2558 THAMES PL	Open	11-2	NEW
\$1,995,000	3+3	MID-CENTURY	
	CHIC RUSTIC MODERN ABOVE SUNSET STRIP		
Renovated 1960's rustic modern w/ clean lines & architectural integrity. Open & flexible floor plan, thoughtfully designed for entertaining intimate groups or large parties. Kitchen w/ top of the line finishes opens to dining & living areas. Tall glass sliders open to a spacious deck & yard. Master suite w/ its own fireplace & large walk-in closet. 2 more bedrooms & 1.5 add'l baths - all renovated w/ high-end finishes. Downstairs is a large bonus room with its own entrance and grand scale.			
MLS#19-434748			
Scott & Carrie	310-480-4823	DOUGLAS ELLIMAN	

03 Sunset Strip - Hollywood Hills West Single Family

9243 CORDELL DR	Open	11-2	NEW
\$5,895,000	3+4	ARCHITECTURAL	
	POWERFUL AND DRAMATIC ARCHITECTURAL		
Designed by Famed Hagy Belzberg, Is a Secluded Oasis With Incredible Privacy. Located in the Coveted "Bird Streets", Just Above the Sunset Strip and Functioning as Its Own Compound, the Home Offers Incredible City and Ocean Views Through-out. This Home Has an Abundance of Natural Light, and the Interiors Are Warm and Inviting. The Pool, Spa, and Outdoor Entertaining Areas Connect Seamlessly. The Two en-suite Lower Bedrooms Suites Open Out to the Pool, Terrace and Landscaped Exterior.			
MLS#19-439594			
Trista Rullan D. Fenton	310.858.5474	DrewFenton.com	
HILTON & HYLAND			

9127 THRASHER AVE	Refresh.	11-2	rev
\$22,950,000	4+7	CONTEMPORARY	
	LUXURIOUS ESTATE REIMAGINED BY MINOTTI LA & MASS BEVERLY		
Moments from Sunset Strip awaits this contemporary masterpiece enveloped by vanishing walls of glass depicting views of the city & beyond. From parties to dinners, this 10,000+SF estate is an entertainer's dream w/open plan, elaborate volume & custom finishes. Automatic glass doors allow living to blend w/outdoor space w/infinity pool, spa & patio. Sleek & sophisticated lower level w/media lounge backed by bar & 300+ bottle wine cellar. A true celebrity estate, this modern marvel is one to behold!			
MLS#18-356260			
SFJones/TFridman	310.579.2200	COMPASS	
9127Thrasher.com			

X 9145 ST IVES DR		Lunch	11-2	rev
\$7,995,000	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!

04 Bel Air - Holmby Hills		Single Family	
10612 LINDAMERE DR		Open	11-2
\$2,789,000	5+4	2sty-TRADITIONAL	



NEW


BEAUTIFUL BEL AIR TRADITIONAL | LUNCH BY JOAN'S ON THIRD

This quintessential California Traditional is located on a charming cul-de-sac off of prestigious Stone Canyon Road. Chef's kitchen complete w/ center island, 6 burner Wolf range, sub zero refrigerator, wine refrigerator and much more. The master suite is upstairs and has a walk in closet, marble bathroom with double sinks, vanity area, separate tub and shower. The bkyrd has a pool, patio area, built in BBQ, and grassy yard.

Jennifer Pinckert 310-489-8292
 COMPASS BW

BBQ, DSHWSHR, RANGE/OVEN, REFRIG

2501 CAROB DR		Open	11-2	rev
\$4,195,000	4+3	1sty-CONTEMPORARY		



DEVELOP ON YOUR OWN PRIVATE KNOLL

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

MLS#19-434670
 J. Cilic / C. Nassir 310-925-1402
 SOTHEBY'S / COMPASS

www.2501carob.com

502 CASCADA WAY		Refresh.	11-2
\$2,499,000	4+4	2sty-TRADITIONAL	



NEW

GREAT OPPORTUNITY IN LOWER BEL AIR

Great Opportunity in Prime Lower Bel Air! Spacious home with high ceilings and great floor plan ready for you to add value bringing up to date. All entertaining rooms open to nice, quiet grassy yard and patio. Easy to show.

Victoria Risko 3108820246
 SOTHEBY'S INTL RLTY

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

1328 HAVENHURST DR #201		Open	11-2	NEW
\$695,000	2+2	MID-CENTURY		



WEHO MID CENTURY

WeHo Mid Century condo. Top floor, front facing unit overlooking a lushly landscaped 50's style pool -Think Melrose Place. Light filled, wood flrs in liv rm, dining, bdms; kitchen has classic charm.

MLS#19-443322
 Blanche A D'Souza 310 990 0087
 KELLER WILLIAMS RLTY

Cing Fan, Dryer, Wshr

1526 ROSCOMARE RD		Open	11-2
\$2,400,000	3+3	TRADITIONAL	



NEW

BEL AIR TRADITIONAL TWO STORY FAMILY OWNED HOME

Nestled in the hills behind the Bel Air West Gate with pool. The 3BD/2.5BA + office. Living room with exposed wood beams, wood paneling, original peg & groove wood floors, exposed brick gas/wood fireplace & full bar. Formal dining room off of kitchen with eat-in table. Master suite upstairs with walk-in closet, fireplace & en-suite with high countertops, double sinks, 2 person spa tub & oversize shower. Two additional bedrooms plus bonus room down central hallway. Attached two car garage.

MLS#19-442542
 Greenberg / Weinstock 310.968.0605
 BERKSHIRE HATHAWAY

Dshwshr

03 Sunset Strip - Hollywood Hills West Lease

1922 N SYCAMORE AVE		Open	11-2	rev
\$16,500	4+4	CRAFTSMAN		



HOLLYWOOD HILLS HIDEAWAY

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

MLS#19-436412
 JENNA COOPER 3234810644
 COMPASS

Dshwshr, Dryer, Frzr, Grbg Disp, Hood Fan

1647 N BEVERLY GLEN		Open	11-2
\$1,548,000	3+3	ARCHITECTURAL	



NEW

LA TIMES "HOT PROPERTY" BOASTS NEW LOOK!

Inspired design meets luxury in this hip architectural residence. Offering 3 Bd/2.5 Ba, soaring living room ceilings, dining area w/ built-ins & charming kitchen. Sunny 2nd level great room has vaulted ceilings. Pella double pane windows provide a quiet ambience. Rich pine plank floors & wood touches throughout. An outdoor area w/ patio, fountain & lush garden is a magical retreat. 2-zone AC/Heat, central vac, plantation shutters, security, 2.5 car gar. Gated & Private. UCLA close. Warner School

MLS#19-442680
 Gwen Banta/Tory Herald 310-985-2719
 SOTHEBY'S INT REALTY

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

05 Westwood - Century City Single Family

10322 KESWICK AVE		Open	11-2
\$3,250,000	5+7	ARCHITECTURAL	



NEW

CLASSIC ARCHITECTURAL CONTEMPORARY WITH CENTURY CITY VIEWS

Towering foyer & open-concept entertaining area. Kitchen w/ an granite 11.5' island, wedge and zebra wood cabinets, wine cooler, & ample storage. Large living/dining area w/ Nana doors. Bckyrd w/ built-in fire features, salt water spa, BBQ w/ sink & garbage disposal, & 20' hedges. Unique staircase & elevator. 5 ensuite bedrooms. Master suite w/ separate shower & floating tub, & walk-in closet. Loft, 2 powder rooms, 3 large balconies, new A/C unit, intercom system, & freshly painted exterior.

MLS#19-443528
 Todd Greenwald 310-292-0990
 COMPASS

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

TUESDAY

10436 TENNESSEE AVE	Open	11-2	NEW
\$2,199,000	3+3	SPANISH	




COMPLETELY REMDLD DESIGNER-FINISHED SPANISH COURTYARD

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

MLS#19-439956
Chad Lund 310.801.2641
DOUGLAS ELLIMAN
www.10436tennesseeevenue.com

06 Brentwood	Single Family		
921 KENTER WAY	Open	11-1	NEW
\$4,500,000	5+5.5	3sty-CONTEMPORARY	



STUNNING CRESTWOOD HILLS CONTEMPORARY HOME BY OJMR ARCHITECT

Nestled in the lush green hills above Brentwood offering breathtaking views of the canyon, city & the Pacific! Situated on one of the most desirable cul-de-sac streets in the neighborhood, this gorgeous 4,744 SF home has dramatic windows+ doors that flood the home w/ an abundance of natural light. The brilliant layout and open decks seamlessly combine the indoor with the outdoor living spaces. Just up the hill from Kenter Cyn Elem., close to Crestwood Hills Park & Recreation center & the Getty.

Kim Larsen 3102182825
CHHABRIA REAL ESTATE

05 Westwood - Century City	Condo / Co-op		
1722 MALCOLM AVE, UNIT 304	Open	11-2	NEW
\$1,049,800	2+2.5	1sty-MODERN	

Enjoy California lifestyle and indoor-outdoor flow headlined by an oversized private patio and a home-like feel in this designer finished two-bedroom, two and a half bathroom condo.

Washer-Dryer-Refrdigerator-Range
Dominic Pietrangelo 3234972596 COMPASS

1100 S CARMELINA AVE	Open	11-2	NEW
\$3,750,000	3+2	1sty-TRADITIONAL	



LARGE LOT TO BUILD DREAM HOME

A great opportunity to build your dream home on this magnificent, large, peaceful creek side lot of approximately 14,377 square feet filled with mature trees. A country experience while living in the city. Walk to restaurants, markets, Bristol Farms, great shops and Sunday farmers market. You feel like you are living in the country with towering trees on a big lot and your own creek and can walk to the best the city has to offer.

MLS#19-442060
Mary Beth Woods 3104631599
COLDWELL BANKER
None

1726 S BENTLEY AVE, UNIT 203	Lunch	11-2	632B5	NEW
\$999,950	3+2			




BEAUTIFUL CONDO

Spacious 3 bed, 2 bath corner unit. Move-in condition. Open floor plan with large dining room, living room, fireplace & sliding doors to balcony. Kitchen features granite counters, cherry cabinetry, and stainless steel appliances. Master Bedroom has a spacious walk-in closet, granite counters, soaking tub, and a glass-enclosed shower. 2 additional bedrooms are roomy and share a beautiful bathroom. Laundry unit. Wood floors, Nest system. 2 spaces and 8 guest spots.

Todd Jones 310-882-5565
RODEO REALTY

2107 STONEY HILL RD	Open	11-2	NEW
\$2,895,000	3+4	VILLA	



IN MOUNTAINGATE, 24HR GUARD-GATED COMMUNITY "STONEY HILL"

French Doors in Living/Dining area open to expansive terrace w/ BBQ. Fully-equipped, chef's kitchen flows into oversized, family room w/ wet bar/fridge. Master Suite w/sitting area, fireplace, spa tub. 2nd bedroom en-suite & 3rd bd/library/office w/20ft ceilings, picture window & built-in bookcases. Outside find Scenic Canyon/Pacific Ocean Views! 40ft lap pool & TOTAL PRIVACY. Other features: (2) car garage w/ direct entry. HOA includes EQ/Fire Ins. Close to W side, UCLA & SFV w/easy 405 access.

MLS#19-442164
Roger Perry 310-600-1553
RODEO REALTY - BH
www.RogerPerry.com

875 COMSTOCK AVE, UNIT 15D	Open	11-2	NEW
\$7,200	3+3		



RARE OPPORTUNITY IN THE PRESTIGE WILSHIRE CORRIDOR

Rare opportunity in the prestige Wilshire Corridor. This spacious 3+3 home w/ panoramic views from DTLA to the ocean boasts an open floor plan, high ceilings, Carrera marble flooring, & an abundance of natural light. Gourmet kitchen presents custom cabinets, moldings & granite countertops. Grand master suite enjoys views of classic Beverly Hills, the Santa Monica mountains and majestic Century City. Laundry in unit. Amenities include 24/7 valet, security, pool/spa, rec room, gym & sauna.

Rochelle Maize 310.968.8828
NOURMAND & ASSOC.
www.rochellemaize.com

12025 SALTAIR PL	Open	11-2	red
\$3,795,000	4+4	1sty-TRADITIONAL	



ONE STORY TRADITIONAL

Quiet, coveted cul-de-sac in the flats of Brentwood with tons of curb appeal with 4 bed, 4 bath. Living room w/ hardwood floors, recessed lighting, fireplace, large formal dining room. Chef's kitchen w/ an over-sized Center Island and breakfast bar. Stainless-Steel appliances include a six-burner stove, double ovens, microwave & Sub-Zero refrigerator. A family room w/ a fireplace and built in bar & breakfast area opens to a private, large flat yard, pool & outdoor living room w/ fireplace.

MLS#18-401766
Mary Beth Woods 3104631599
COLDWELL BANKER
Clng Fan, Dshwshr, Dryer, Grbg Disp, Micro

10108 EMPYREAN WAY #304	Open	11-2	rev
\$3,500,000	2+3	TRADITIONAL	




RARE OPPORTUNITY FOR A SPECTACULAR TOP-FLOOR CONDO

Rare opportunity to purchase a spectacular top-floor corner condominium in the luxury complex. This 2 bed 3.5-bath, unit has many upgrades. This unit has an impressive entry with 12ft ceilings, that leads to an open living room, dining room and a den with wet bar that is great for entertaining. The gourmet kitchen with granite counter tops and breakfast area opens to a beautiful terrace with expansive views. The master bedroom includes a large walk-in closet and dual updated baths.

MLS#19-423532
Susan Smith 310.415.5175
HILTON & HYLAND
For lease for \$18,000

06 Brentwood	Lease		
201 N BUNDY DR	Open	11-2	NEW
\$18,995	5+6	2sty-TRADITIONAL	



NEWER CONSTRUCTION TRADITIONAL BY KEN UNGAR IN PRIME BW

Stunning custom home w/"perfect" floorplan. Living rm w/ fpl & bay window. Formal dining rm w/wood paneled ceiling. Gourmet kitchen w/huge Carrara marble island, walk-in pantry & breakfast area. Kitchen opens to Family rm w/fpl & French drs to spacious yard. Master suite w/sitting rm, balcony, fpl & walk-in closet. Master bath w/custom tile, steam shower & separate tub. 3 more en-suite beds up + 1 en-suite bed down. High ceilings, wainscoting, hdwd flring, custom lighting & direct 2 car garage

MLS#19-437962
Lisa Mansfield 310.993.2303
SOTHEYBY'S BRENTWOOD
5 bd+6ba+ Family Rm+ Peaceful Corner Lot

TUESDAY


07 West L.A. Single Family


2722 KELTON AVE		Open	11-2	NEW
\$2,495,000		4+4		
		BEAUTIFUL, NEWLY REBUILT FARMHOUSE BEAMING WITH CHARACTER		
<p>Stunning farmhouse in the heart of West LA. Gourmet kitchen w/Carrera quartz counter/ backsplash. Wolf ss appliances, SubZero fridge, island & flows to the dining. Living is accented by built-ins, fireplace w/reclaimed barn wood mantle & accordion doors to yard. Lux master w/ vaulted ceilings, fireplace, walk-in closet, dual sink vanity, tub & glass shower. An entertainer's dream, the expansive yard has BBQ slab, firepit, cafe lighting, built-in seating & space for dining/lounging al fresco.</p>				
SFJones/AGlick COMPASS		310.579.2200		2722Kelton.com


2722 KELTON AVE		Open	11-2	NEW
\$2,495,000		4+4		
		NEWLY REBUILT FARMHOUSE WITH CHARACTER IN HEART OF LA		
<p>Relish your favorite meals in the gourmet kitchen with honed Carrera quartz counters & backsplash. Wolf stainless steel appliances, SubZero fridge, farm house sink, eat-in center island and seamlessly flows to the dining space. Gorgeous living is accented by built-ins, fireplace with reclaimed barn wood mantle and accordion doors allowing for an indoor/outdoor feel. Unwind in the luxurious master with vaulted ceilings, warm fireplace, grand walk-in closet and decadent bath with dual sink vanity.</p>				
Ron Wynn COLDWELL BANKER RESI		3104814410		BBQ,Dryer,Rng/Ovn,Fridg,Wshr

2649 STONER AVE		Open	11-2	rev
\$1,495,000		2+2 TRADITIONAL		
		A recently renovated two-bedroom home situated in one of the most up-and-coming neighborhoods in the City. An inviting living room and formal dining room showcase high ceilings and recessed lighting. The custom kitchen with marble countertops and pro-style appliances with seating area around a bay window. The master suite includes an oversized walk-in closet and boutique hotel-like bathroom with dual sinks. Conveniently and centrally located to the freeways, Expo line and the Westside Pavilion.		
Billy Rose THE AGENCY		3106502999		Bit-Ins

07 West L.A. Condo / Co-op

3000 FEDERAL #104		Open	11-2	NEW
\$1,029,000		3+2.5 2sty-CONTEMP MED		
		LIGHT & BRIGHT MODERN 3 BEDROOM TOWNHOME		
<p>Seamless blend of natural warmth and modern design conceived to create the ideal living. 3 bedroom, 2.5 bath TH is highlighted w/ wood floors throughout, a living room boasting an elegant stone firepl and a contemporary gourmet kitchen with quartz counter tops, glass-tile backsplash, sxs appliances and breakfast area. Master offers generous closets, modern tile and frameless shower doors with two additional bedrooms with a full bath. Private, direct access garage and adjacent bonus/gym room. .</p>				
Joanne Lindsay COMPASS		310-500-1415		www.3000federal104.com

11699 BROOKHAVEN AVE, UNIT 5		Open	11-2	NEW
\$995,000		2+3 3sty-ARCHITECTURAL		
		LIVING THE SOPHISTICATED LIFESTYLE ON THE WESTSIDE!		
<p>Smart & Chic Contemporary tri-level townhome w/ 2 bedroom + a loft (which could be a 3rd bedroom) and 3 baths! Beautifully designed with high ceilings, wood floors and an open concept living space. Kitchen has white Corian countertops and crisp white laminate cabinets. Wonderful outdoor space includes 2 patios and a very large private roof top deck-perfect for enjoying the skyline views of the Santa Monica mountains, the Getty and the Hollywood Sign! Plus easy walk to Whole Foods & Starbucks!</p>				
Suzanne Trepany DOUGLAS ELLIMAN		310-210-6533		

11337 NEBRASKA AVE #303		Open	11-2	NEW
\$808,000		2+2 CONTEMPORARY		
		PENTHOUSE CONDO IN WEST LA.		
<p>Extremely bright top floor front corner unit w/ 1 common wall. Very well maintained courtyard Condo complex. Generous size rooms; Inside laundry; Low HOD w/ eq insurance. Only a block away from the vibrant Sawtelle dining and shopping district.</p>				
Gary Limjap COLDWELL BANKER RESI		310-430-0818		Bit-Ins,Dshwshr,Dryer,Elvtr,Grbg Disp

07 West L.A. Income

1945 STONER AVE.		Open	11-2	NEW
\$2,049,000		TRADITIONAL		
		THIS IS PRIME CORNER LOT IN FAB LOCATION!		
<p>This is an amazing property w/ a single family home that is at 1945 Stoner lovely family room/kitchen & more. The 3rd bedroom is being used as a den. Owner has the sliding wall to be installed prior to close if someone wants it. This home is gated with a very large front yard and a two car garage. The second structure is newly built. It is two story with two car parking and the address is 11771 LaGrange. It also has a nice yard.</p>				
Diane Sharp KELLER WILLIAMS BEVE		310 740-0414		LOOK NO FURTHER

08 Cheviot Hills - Rancho Park Single Family

10558 PUTNEY RD		Open	11-2	rev
\$2,100,000		3+3 TRADITIONAL		
		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!		
Katy Kreitler BERKSHIRE HATHAWAY		3109223708		

09 Beverlywood Vicinity Single Family

1532 S CREST DR		Open	11-2	N/A
\$1,999,000		3+3		
		IMPECCABLE PICO-ROBERTSON		
<p>Combining Spanish and Contemporary style, this immaculate move-in home enjoys endless high-end details for comfortable living and a great warm feeling. The generous open plan kitchen/living area is perfect for family living, holiday dinners, and entertaining. The high-ceiling master suite is a private haven with fireplace, spa features in the bathroom, and picture window to the yard. With so much to offer, it must be seen in person to be fully appreciated.</p>				
Robert Oberhand THE OFFICE RE CO INC		310-994-9721		Viking, Miele appliances; RH fixtures

TUESDAY

1630 S CREST DR	Open	11-2	NEW
\$1,995,000	3+2	COUNTRY ENGLISH	




THE PERFECT LOCATION FOR WALKABILITY

The Pico/Roberston location that is highly in demand. The benefits of Beverlywood without the restrictions. This is a wonderful, well built, 1927 English charmer with 3 bedrooms, 2 baths, living room with fireplace, formal dining room, breakfast room, and a full-size rec-room with bath in addition to the original garage space. Minutes to Beverly Hills, Cedar Sanai, downtown Culver City, and metro. Very close to Canfield Avenue Elementary School.

MLS#19-444042
Ron Wynn 310-963-9944
COLDWELL BANKER RESI

Dshwshr,Rng/Ovn,Fridg

8853 ASHCROFT AVE	Open	11-2	red
\$1,899,000	1949000	2+3	



RENOVATED CONTEMPORARY 2 BED SPANISH W GUEST OR OFFICE

Renovated 2 bedroom, 3bath Spanish features a contemporary kitchen with breakfast nook & professional appliances. The master suite offers hi-ceilings, a walk-in and luxurious spa-like bath with double sinks. Hardwood floors, coved & barrel ceilings, a fireplace, and recessed lighting enhance the public spaces. There is a permitted office or studio space in the rear with its own bath and separate entrance (perfect for an artist studio or ADU).

MLS#19-436274
Brian Mazurkiewicz 3103869086
COMPASS

SEE FULL PAGE AD

9606 OAKMORE RD	Open	11-2	NEW
\$1,895,000	3+2		



PRIME BEVERLYWOOD

Major fixer or build new. One of the most prime locations in Beverlywood. 6,386 square foot lot surrounded by lovely homes and mature trees. Existing 1,900 sq. ft. home consists of 2-3 bedrooms, 2 baths and nicely scaled rooms. An incredible opportunity.

Joshua T. Greer 310.717.3700
HILTON & HYLAND

JoshuaTGreer.com

927 N ORLANDO AVE	Open	11-2	rev
\$5,999,000	5+7		




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.

MLS#19-420220
Monty Beisel Dustin C. 310.944.4430
HILTON & HYLAND

CBLuxuryRE.com

3127 CARDIFF AVE	Open	11-2	NEW
\$1,395,000	3+2.5	2sty-TRADITIONAL	



CHARMING, SPACIOUSLY DESIGNED HOME IN BEVERLYWOOD AREA

Charming, spaciously designed home. 3 bedrooms, 2.5 bath, den and family room. Living room features beamed ceiling, built-in bookshelves and fireplace. Elegant formal dining room, spacious kitchen with breakfast area. Master suite with remodeled bathroom. Private backyard beautifully landscaped with a patio. The home is filled with an abundance of light and architectural details. Located in Castle Heights Elementary School District.

Ben Bellet / Zack Grakal 3107701124
KELLER WILLIAMS BH

Dshwshr,Dryer,Grbg Disp,Fridg,Wshr

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



BEAUTIFUL ARCHITECTURAL 4-BEDROOM INCLUDING GUEST HOUSE

Rare opportunity for owner user to own two houses on a large lot in the west side of West Hollywood, off of Sunset. House may qualify for Mills Act w/low property taxes. Architectural classic craftsman 3 bedroom home, w/ plantation style wraparound porch with fountain, & tranquil landscaped usable grounds. The two story house behind the main house offers a private entrance with a private outdoor entertaining areas, gated w/ bamboo hedges, & private garden.

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

MOTIVATED SELLER -Highly Valuable WDR3C*

10 West Hollywood Vicinity *Single Family*

10 West Hollywood Vicinity *Condo / Co-op*

513 NORWICH DR	Refresh.	11-2	NEW
\$2,799,000	3+4		



STUNNING ARCHITECTURAL DREAM HOME

Ideally situated, this private, serene home features an ideal layout w/ thoughtful, stylish design. The gracious living room w/ gorgeous hardwood floors flows to a spacious cook's kitchen featuring high end appliances & custom cabinetry. A warm, inviting family room w/ fireplace boasts pocketed glass sliding doors that blend indoor-outdoor living. A stunning backyard awaits w/multiple areas for entertaining, sparkling pool & spa, and a guest house designed by architect George Augspurger.

The Kostrey Collection 323-785-7545
NOURMAND & ASSOC-HW

Pool,Frdg,Rnge,Oven,W/D

851 N KINGS RD, UNIT 304	Open	11-2	NEW
\$1,688,000	3+3	CONTEMPORARY	




TOWNHOUSE STYLE

Located in prime West Hollywood, this 3BD/3BA corner penthouse has an abundance of natural light and privacy. Sited in the southeast corner of the highly sought-after and recently updated Kings West, this 1,950 sqft, two-story residence is appointed with vaulted ceilings, gourmet kitchen with stainless appliances, custom cabinetry & custom wine bar with storage. The kitchen, dining room, and living room with patio are seamlessly connected, making for the ideal configuration for entertainment.

Ben Belack 310.497.6789
THE AGENCY

Penthouse. Private rooftop with views.

751 N POINSETTIA PL	Refresh.	11-2	NEW
\$1,199,000	2+2	1sty-SPANISH	



ENCHANTING 2 BD 2BA SPANISH REVIVAL IN WEST HOLLYWOOD

Enchanting Spanish Revival on a corner lot along a beautiful tree-lined street next to Melrose restaurants. The home welcomes you w/ an ornate doorway, 12-foot high barreled ceilings, hardwood floors, a formal dining room & a kitchen w/ stainless steel appliances & new quartz countertops. Boasts dual side entry to a private Spanish-tiled backyard perfect for al-fresco dining and entertainment & a private patio & grassy area off the master suite. Attached garage & separate shed for extra storage.

Gil Dirige/Jay Martinez 310-801-0317
COMPASS

www.751PoinsettiaPlace.com

9000 CYNTHIA ST, UNIT 406	Open	11-2	NEW
\$1,325,000	3+3	2sty-ARCHITECTURAL	




STUNNING 2 LEVEL PENTHOUSE IN PRIME WEST HOLLYWOOD

Rare stunning 2 story penthouse in prime WeHo. 3 bed/3ba, 1,976sqft flooded w/ light & south facing city views. Dramatic 2 story ceilings & fireplace. Brand new floors throughout, large kitchen w/ample storage + bfast bar. Master features huge walk in closet + balcony access. Master bath features dual vanities, large tub + separate walk in shower. Tons of wall space for your art, in-unit laundry, 2 SxS parking, pool, spa, club room, close to Soho House, coffee, shopping, dining, nightlife!

J. Hendrick/M. Javid 3232517883
KELLER WILLIAMS HH


fridge W/D dishwshr range stove mcrowve

TUESDAY

818 N DOHENY DR #506	Open	11-2	NEW
\$1,249,000	1+1	ARCHITECTURAL	
	STUNNING UPDATED FULL-SERVICE 1BD/1BA W/ CITY & OCEAN VIEWS Stunningly updated light-filled 1BD/1BA w/breathtaking city & ocean views in one of WeHo's luxury full service buildings, Doheny Plaza! This ~1,150sf unit features sliding Fleetwood windows to a pvt balcony w/views, "designer" finishes, travertine, granite & hardwood floors, modern Chef's kitchen w/ breakfast bar, Master suite w/spa-like bathroom & recessed lighting. Amenities incl. 24-hr security, valet, pool, on-site mgmt. Close to Sunset Strip, Beverly Hills, WeHo shopping, dining, nightlife.		
MLS#19-443544	WWW.STJAMESCANTER.COM		
ST. JAMES + CANTER	310.291.1029		
BERKSHIRE HATHAWAY			


911 N KINGS RD, UNIT 116	Open	11-2	593-A6	NEW
\$699,000	2+2	1sty-CONTEMPORARY		
	GREAT 2 BED/2 BATH UNIT IN THE HEART OF WEST HOLLYWOOD! Charming 2 bed/2 bath unit in the heart of West Hollywood. Many recent renovations have been made to the complex. It has an open floor plan, the master suite and the living room both open to private balconies with slate tile, new hardwood floors throughout, stainless steel appliances, recessed lighting, loaded with closet space and Low HOA's. Move right in and make it yours!			
Todd Scott Cloutier	310-926-2201	Hardwood floors, stnless appls, balconies		
COMPASS				


851 N KINGS RD, UNIT 206	Open	11-2	NEW
\$1,189,000	2+2.5	CONTEMPORARY	
	REMODELED SPACIOUS CONDO IN THE HEART OF WEST HOLLYWOOD Amazing opportunity to live in one of the most desirable buildings in WeHo. This thoughtfully remodeled residence offers plenty of natural light with balcony featuring views of the Schindler House and gardens. Sizeable bedrooms have ensuite bath and the open living room is balanced with a beautifully redone kitchen. Bonus den and office area with custom built-ins. In-unit laundry, side by side parking, additional storage and proximity to some of the finest shopping and entertainment in the city.		
David & Anna Solomon	310.279.7759	www.851Kings206.com	
THE AGENCY			

8787 SHOREHAM DR #208	Open	11-2	NEW
\$585,000	0+1	CONTEMPORARY	
	WeHo dream living becomes your reality in this wonderfully bright and airy studio apartment in the desirable Shoreham Towers; one of the few FULL SERVICE buildings in West Hollywood. Security, 24/7 doorman, valet service, HOA cover: full time maintenance, water, heat, power, basic cable, internet, filtered water, dog park, pool and spa. This contemporary space features polished concrete floors, a spacious living-dining area and expansive views of the entire city. You'll never miss a Sunset.		
Marco Naggar	310-717-5067	Blt-Ins, Dshwshr, Elvtr, Rng/Ovn, Frldg	
COMPASS			


1025 N KINGS RD, UNIT 111	Open	11-2	NEW
\$1,120,000	2+2	3sty-CONTEMPORARY	
	STUNNING RENOVATED 2+2 UNIT IN WEHO Stunning condo located in the prime area of Weho has been completely renovated & designed w/ top quality designer finishes throughout this supremely well laid out space. A perfect blend of contemporary & timeless design. This awe-inspiring 2bed+2bath offers luxury with impeccable attention to every detail for style & comfort. A welcoming warmth greets you as you enter this open, natural lit & airy floor plan which boasts finely crafted hwd flrs, frosted glass doors w/ recessed lighting throughout		
Dante Tantiado	310-387-2571	Refrige, Dishwshr, Stove, Oven	
NELSON SHELTON BH			

960 LARRABEE ST #214	Open	11-2	NEW
\$555,000	1+1	1sty-TRADITIONAL	
	Beautifully remodeled residence in prime West Hollywood location. This single-story, rear residence sits conveniently between Sunset Blvd and Santa Monica Blvd and is close to shopping and entertainment. Spacious open living and dining area with recessed spotlighting, gorgeous laminate flooring, modern kitchen with stainless steel appliances, stone countertops, and sleek cabinets. The balcony off the dining area offers additional entertaining space.		
Joshua Myler	323-333-0301	Dshwshr, Grbg Disp, Micro, Rng/Ovn, Frldg	
THE AGENCY			

930 N WETHERLY DR, UNIT 201	Refresh.	11-2	NEW
\$995,000	2+2	CONTEMPORARY	
	STUNNING UNIT IN PRIME LOCATION & BUILDING 1 BLOCK FROM BH One of the best low rise buildings in West Hollywood in one of the best Locations in all of West Hollywood on a quiet super low traffic street 1 block from Beverly Hills Bright natural light shines through this ideal front facing unit with views, 1396 sq ft with large living room, fireplace, gorgeous kitchen with Carrera counter tops, newer ss appliances & AC, W & D inside, lux bathrooms, huge master walk in closet, side by side parking new pool & spa with assessment already paid by Seller!		
Jeffrey Hobgood	3103057653	Stainless Appliances, Washer & Dryer ++	
SOTHEBY'S BEV HILLS			

970 PALM AVE, UNIT 214	Refresh.	11-2	NEW
\$519,000	1+1	1sty-CONTEMP MED	
	CHIC DESIGNER TOP FLOOR & ULTIMATE WEHO LOCATION Gorgeously remodeled in farmhouse style in 2019 top floor 1 BR 1 BA inside a resort-style building w/ courtyard pool/ spa. Chic bathroom w/ black/white theme & deep soaking tub. Kitchen w/ quartz countertops, subway tile, stainless steel appliances. This hip unit has a large skylight, sliding barn-style double doors to bedroom, Nest climate control, & generous wall to wall hallway closets. Walk south to SM Bars, restaurants, Trader Joes, CVS, and north to Equinox and Sunset Plaza conveniences.		
Jay Martinez/Gil Dirige	323-377-8332	www.970PalmAvenue.com	
COMPASS			

10 West Hollywood Vicinity Income

1424 N CRESCENT HEIGHTS #48	Refresh.	11-2	NEW
\$800,000	1+1	1sty-FRENCH NORMANDY	
	A RARE GEM! DON'T MISS THIS! This elegant country-French condo has been the longtime lair of a NY Times bestselling author-producer & has been featured on TV shows (Entertainment Tonight, Extra, The Today Show), as well as in People Magazine. The owner has retained its 1929 Old-World charm to showcase famed architect Leland Bryant's gorgeous crown moldings, high ceilings, white marble floors and arched doorways.		
Brian V Moore	310-849-4990	Dshwshr, Dryer, Rng/Ovn, Frldg, Wshr	
SOTHEBY'S LOS FELIZ			

900 HAVENHURST DR	Open	11-2	rev
\$2,649,000	2sty-ARCHITECTURAL		
	TOWNHOME STYLE TRI-PLEX ALL DELIVERED VACANT 2 Structures, private owners unit that has a large living rm, 1/2 bath, & den/bonus room w/ French doors 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 w/ washer & dryer hook ups & S/S appliances. Incredible opportunity ALL DELIVERED VACANT		
Benjamin Shapiro	323-462-6262	Clng Fan, Dshwshr, Dryer, Grbg Disp, Micro	
NOURMAND & ASSOCIATE			

TUESDAY

11 Venice *Single Family*

219 HOWLAND CANAL	Refresh.	11-2	NEW
\$4,345,000	3+3	2sty-CONTEMPORARY	



NEW ELEGANCE IN THE VENICE CANALS

Stunning views await you in this beautiful new home located on the coveted Venice canals. Enter into a timeless open floor plan that has exposed reclaimed wood beams that adorn the entire downstairs ceilings. The gourmet kitchen is well appointed w/ high-end appliances included a Wolf double oven, 6 burner stove & a built-in wine cooler that will make all chefs' feel welcome. Accordion iron sliders open to the canal to create a complete indoor/outdoor experience from the living area to the patio

MLS#19-436706
Penny Muck (310) 266-9946
HALTON PARDEE
www.HaltonPardee.com

514 ALTAIR PL	Lunch	11-2	NEW
\$3,750,000	4+4	2sty-CRAFTSMAN	



EXCEPTIONAL VENICE CRAFTSMAN ON OVERSIZED LOT

Built in 1909, this Craftsman home on a private, oversized lot-and-a-half has been beautifully remodeled to offer warmth and elegance just moments from Venice Beach and Abbot Kinney. Great for indoor-outdoor dining/entertaining, outdoors boasts an original EarthStone pizza oven. Altair Place exemplifies the balance of classic architecture and modern urban living in one of L.A.'s most dynamic enclaves.

Michael Grady / Jagger K (424) 354-2929
THE AGENCY
Outdoor Pizza Oven, La Cornue Range

1118 MARCO PL	Refresh.	11-2	NEW
\$2,495,000	4+3		



MODERN ELEGANCE MEETS WHIMSICAL VENICE CHARM

Perfect for Westside living and blocks away from all Venice has to offer, this chic home has it all. Step into this Modern Farmhouse and be greeted by warm wide-plank French Oak hardwood floors in the spacious great room. A focal point is the gourmet chef's kitchen equipped w/ new stainless steel appliances & a large island w/ a built-in sink and plenty of seating & storage. Floor to ceiling windows & sliders face the beautifully outfitted backyard perfect for entertaining.

MLS#19-424440
Penny Muck (310) 266-9946
HALTON PARDEE
www.HaltonPardee.com

354 5TH AVE	Open	11-2	red
\$1,995,000	2250000	2+1 1sty-CALIFORNIA BUNGALOW	



LARGE APPROX 7,200SF LOT WEST OF LINCOLN BY ROSE CORRIDOR

One story bungalow on a quiet Venice street right off of the Rose Corridor. The extra large lot for the neighborhood provides limitless possibilities to build your dream home. There is a detached garage currently used as storage. Kitchen has granite counters and laundry. Hardwood floors. Plenty of light. Totally fenced in with a beautiful wood deck. Steps from Rose Avenue and shopping. Walk to everything. Plant your own vegetable garden with room to spare.

MLS#19-427502
Csaba Yollin (310) 213-3948
YOLLIN PROPERTIES
CIng Fan, Dshwshr, Dryer, Ovn,

849 DICKSON ST	Refresh.	11-2	rev
\$2,500,000	4+3	2sty-MODERN	




COASTAL MODERN LUXURY

Coastal modern living in a thoughtfully designed 4 BR home. Expansive open floor plan offers versatility w/ comfortable living & dining areas featuring white oak floors, LED lighting, EcoSmart ethanol fireplaces & central air. Gorgeous kitchen w/ custom European cabinetry, Carrara marble & stainless appliances. Park-like landscaped backyard - perfect for entertaining or simply relaxing, complete w/ an open air kitchen, deck, & fire pit. Serene & beautiful.

MLS#19-434306
Jerry Jaffe/Alison Betts (310) 403-4925
COMPASS / ELLIMAN
CLOSE TO BEACH, MARINA & ABBOT KINNEY

11 Venice *Income*

315 VERNON AVE	Open	11-2	NEW
\$5,900,000		1sty-CALIFORNIA BUNGALOW	



- CHARMING VENICE COMPOUND -

DEVELOPMENT OPPORTUNITY SIDE BY SIDE PROPERTIES SOLD TOGETHER AS A COMBINED SALE - 12006 SQ.FT. LOT- LARD1.5 ZONING. Courtyard setting close to popular Venice amenities - 315 Vernon Ave. offers 3 detached cottages and 4 car garage - 319 Vernon Avenue APN# 4286-007-007 has one cottage & a 2 unit building plus additional outside parking & one coin-op laundry. Great owner/user or future development. ALL UNITS WILL BE DELIVERED VACANT AT CLOSE OF ESCROW. Shown by appointment - Don't miss -

MLS#19-438954
Rita Nickels (310) 4965942
COMPASS
http://tour.caimagemaker.com/Viewer/82.a

1212 ELECTRIC AVE	Open	11-2	NEW
\$3,744,000		ARCHITECTURAL	



REMARKABLE CONTEMPORARY DUPLEX WITH ELECTRIC FLARE

Situated in a very high demand rental market located steps to Abbot Kinney, each 3 bed/ 3.5 bath unit offers high-end fixtures & finishes as well as gourmet kitchens w/Sub-Zero & Thermador appliances, center island, & marble counter tops. On the 1st level you will find one bedroom w/on-suite bath & flex space, while the top floor comprises the additional 2 bedrooms including the master suite w/large walk-in closet, private balcony, & chic master bath. Parking includes 2-car side by side carport.

Jonathan Pearson (310) 907-6517
HALTON PARDEE
Bit-Ins, Dshwshr, Grbg Disp, Rng/Ovn, Ot

19 20TH AVE	Lunch	11-2	NEW
\$3,000,000	Duplex	2sty-ARCHITECTURAL	



ARCHITECTURAL DUPLEX / WALK STREET / STEPS TO THE BEACH!

Designer finished craftsman transformed into a modern retreat! Private courtyard / over sized deck/ full wall of sliding glass doors, divine indoor-outdoor living! Main house 2 bed 2 bath, & loft! Designer finished baths, fireplace, gourmet kitchen, European oak flooring, new central air & heat! Additional brick courtyard delineates the front house from the additional 1 bedroom 1 bath unit, above the 3 car garage! Located on one of the best walk streets in Venice, steps to the BEACH!

MLS#19-441548
Ian Brooks (310) 428-6569
BERKSHIRE HATHAWAY
ARCHITECTURAL BUNGALOW DUPLEX!

705 6TH AVE	Open	11-2	red
\$2,865,000	2993000	CALIFORNIA BUNGALOW	



LUXURY MEETS LOCATION IN VENICE COMPOUND

Designed by award-winning Venice design/build firm Aeries Development, this Triplex property boasts one stand-alone 2 bed/1 bath historic Craftsman Cottage; one 3 bed/1 bath Garden Flat; and one 3 bed/1 bath Loft - all delivered vacant! Each newly remodeled home is fully private and gated with its own dedicated, beautifully landscaped courtyard garden featuring a fire pit area for dining and entertaining.

MLS#18-411050
Kerry Ann Sullivan (310) 9076517
HALTON PARDEE
www.HaltonPardee.com

12 Marina Del Rey *Lease*

20 VOYAGE ST	Open	11-2	rev
\$14,995	3+4	3sty-CONTEMPORARY	



SPRING INTO SUMMER BEACH WALK STREET TOWNHOME LEASE

Fabulous walk street town home lease available immediately steps to a beautiful stretch of coveted Marina Peninsula Beach. An end unit of 3 town homes, this lease unit has large open, bright rooms and skylights. Spacious interior has an open kitchen, living room with fireplace and dining room, and upstairs an office, bedroom and grand master suite with fireplace and rooftop deck with ocean views. Enjoy the best of So Cal beach living and Marina recreation, year around.

MLS#19-429518
MICHAEL HIATT (310) 4814342
SOTHEBY'S
walkstreettownhome.com

TUESDAY

13 Palms - Mar Vista Single Family

13236 DEWEY ST Refresh. 11-2		NEW
\$1,985,000	0+0 1sty-MODERN	



STREAMLINED RANCH HOME IN MAR VISTA

Welcome to this recently remodeled modern home in the highly desirable family neighborhood of Mar Vista. Step onto walnut floors throughout this spacious, open floor plan that includes 3 bedrooms and 2 full bathrooms. The expansive living and dining area with a granite fireplace leads to the designer kitchen that is appointed with granite countertops, stainless steel appliances, and custom cabinetry.

Penny Muck
HALTON PARDEE (310) 266-9946

www.HaltonPardee.com

4120 BEETHOVEN ST Open 11-2		NEW
\$1,625,000	3+2 1sty-OTHER	



PITCH PERFECT HOME

It's a hot & trendy home that you've been looking for. Hardwood floors, open floor plan and brand new kitchen with a waterfall center island. This 3 bedroom, 2 bath home has a master bedroom with a generous sized closet and natural light as you step out into the backyard. There is a detached Accessory Dwelling Unit (permitted & rentable guest house) with a separate address, washer/dryer hook ups, and outdoor experience. This a home you have to see & enjoy. It's cute, clean and ready to move in.

Paul Wylie
LAMERICA REAL ESTATE 323-515-9585

Dshwshr,Frzr,Grbg Dsp,Micro,Fridge,Range

1918 WALGROVE AVE Open 11-2		NEW
\$1,595,000	3+2 CONTEMPORARY	



TASTEFULLY REIMAGED CONTEMPORARY IN AMAZING LOCATION

Step inside this extensive rebuild and be greeted by a bright & airy main level w/beautiful bamboo floors throughout & nicely appointed kitchen. Downstairs also includes 2-bed/1-bath w/marble shower & designer fixtures. Upstairs is the master suite w/high-pitched ceilings, his & hers closets & gorgeous master bath. Additional upgrades include; new 200 Amp electric service & interior wiring, new HVAC, Brondell filter system, new copper plumbing. Detached 2-car garage & additional 3rd car space.

Jonathan Pearson
HALTON PARDEE 310-907-6517

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

11414 BIONA DR Refresh. 11-2		red
\$1,395,000	1465000 3+2 TRADITIONAL	



PRICE REDUCED - 3BR, 2BA 1800 SQ FT


PRICE REDUCED - 3% BUYER COMMISSION This gorgeous family home features 3 beds, 2 baths incl. a Master Suite added in the '90s giving this traditional mid-century house significant extra sq. footage. Original vintage charm incl. bay windows in the front bedroom, wood paneling in the dining room & a fabulous kitchen with original cabinetry. The unique layout also has a cozy den w/ fireplace & the Master has high vaulted ceilings, abundant closet space & a large en-suite bathroom. BRING YOUR BUYERS!

MLS#19-431804
Luke Jones
KW SILICON BEACH 310-435-4774

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

14 Santa Monica Single Family

121 ESPARTA WAY Open 11-2		NEW
\$14,995,000	6+8 TRADITIONAL	



LIVE THE SANTA MONICA LIFESTYLE IN LUXURY!

Expertly crafted & newly constructed with meticulous attention to detail! Nestled on a private cul-de-sac, this large 12,190 sqft lot allows for seamless indoor/outdoor living. Over 8,432 sqft with designer finishes throughout- high coffered ceilings, wainscoting, La Cantina doors, reclaimed European White Oak floors & Black Gold Marble fireplaces. Large kitchen with natural black soapstone counters, double islands & the latest top-of-the-line appliances.

MLS#19-440832
B. Farrugia A. Lascano
HILTON & HYLAND 310.998.7175

Co-listed w/ Drew Fenton

121 ESPARTA WAY Open 11-2		NEW
\$14,995,000	6+8 TRADITIONAL	



EXPERTLY CRAFTED NEW CONSTRUCTION

Live in luxury! Nestled on a private cul-de-sac, this 12,190 sqft lot allows seamless indoor/outdoor living. Over 8,432 sqft with custom designer finishes- high coffered ceilings, wainscoting, La Cantina doors, reclaimed European White Oak floors & Black Gold Marble fireplaces. Luxurious master retreat, mirrored gym, cedar sauna, tiered theater, wine cellar & large game room. Expansive backyard with pool, entertainment patio, firepit & BBQ. Co-Listed with Hilton & Hyland.

MLS#19-440832
Charles Pence
COMPASS 310.403.9238

www.121Esparta.com

251 24TH ST Open 11-2		NEW
\$5,995,000	6+7	



TWO-STORY HACIENDA IN THE HEART OF SANTA MONICA

Behold an authentic, newly renovated estate combining timeless design with exquisite amenities ranging from rich hardwoods, vibrant tiles, beamed ceilings, & wrought-iron detailing. Completely hedged, the private compound sits on over 9,600 sqft. An entertainer's paradise, the stately step-down living room with fireplace, formal dining room, media room, family room, gourmet kitchen with breakfast room, wine cellar & gym are unparalleled in gracious comforts & warm finishes.

B. Farrugia D. Kramer
HILTON & HYLAND 310.998.7175

BjornFarrugia.com

840 23RD ST Open 11-2		red
\$5,495,000	5795000 6+8 TRADITIONAL	



SIGNIFICANT PRICE REDUCTION ON BEAUTIFUL TRADITIONAL HOME

Remodeled with an amazing lush backyard. Features high ceilings, living room with fireplace, bay windows and French doors to backyard. Dining room next to kitchen with pantry and family room. Backyard has patio, fireplace, built-in BBQ, pool, spa and waterslide. First floor office, bathroom and laundry room. Three great sized bedrooms upstairs. Master has fireplace, sitting area, balcony, wet-bar, closet and bathroom with vanity and tub. Basement with media room, built-ins, and another bed/bath.

MLS#18-399504
David & Anna Solomon
THE AGENCY 424.400.5905

www.84023rdSt.com

14 Santa Monica Condo / Co-op

1755 OCEAN #304 Lunch 11-2		NEW
\$3,995,000	2+3 1sty-CONTEMPORARY	



THE SEYCHELLE COLLECTION

Large 2 bedroom with Den, 2.5 Bath. South West Exposures! A rare opportunity to own in the most exclusive building on Ocean Ave. The Seychelle. Santa Monica's NEWEST building! This unit is sun drenched with Views of the Ocean from the Living/dining room and the master bedroom. One could move right in and enjoy this magical location! Private owners roof top with a fabulous pool, 2 BBQ areas, and party room. Santa Monica sunsets at their finest!

MLS#18-372918
Mary Cronin
URBAN LIVING R R 3106334257

Cbl,Dshwshr,Dryer,Frzr,Grbg Disp,Other

1212 OCEAN PARK BLV, UNIT 16 Open 11-2		NEW
\$1,795,000	2+2 2sty-CONTEMPORARY	



SANTA MONICA PENTHOUSE OASIS WITH OCEAN VIEWS

Ocean view contemporary remodel. Soaring 16ft ceilings make this open floor plan a special space for entertaining. Luxurious kitchen with marble countertops, backsplash and island. 2292 sf 2bd+2bath+loft (potentially 3rd Bed/office). Loft leads to an ocean view roof deck with fire pit. Master suite inc mountain views, custom walk in closets, and a beautiful bathroom. Private 2 car garage w/storage, elevator, low HOA dues inc earthquake ins. Conveniently located to Main St + Abbot Kinney

Andrew Thurm & B Raskin
COLDWELL BANKER 310-345-2661

TUESDAY

1705 OCEAN AVE #206	Open	11-2	NEW
\$1,498,000	1+2	1sty-CONTEMPORARY	



EXPERIENCE OCEAN AVENUE LIVING AT ITS BEST.

Close to Santa Monica beach pier, this one bed condo was built by award winning developer Related, in conjunction w/renew architects, Marmol Radziner. The kitchen has quartzite counters, oak cabinetry & Thermador appliances. There is a park-facing terrace off the large living room & master. The master provides ocean breezes & views in add. to a walk-in closet & spacious, therapeutic master bath. There is a 24 hr concierge, a private storage locker, 2 car underground parking & fitness center.

MLS#19-419076
SMITH & BERG | STADLER 310.500.3931
COMPASS

waverly206.com

1705 OCEAN AVE #501	Open	11-2	rev
\$6,250,000	3+3	CONTEMPORARY	



OCEAN AVENUE'S FINEST RESIDENCE

Welcome to the crown jewel of Ocean Avenue's newest and best residence, The Waverly at Ocean Avenue South. This stunning front facing corner 5th floor unit features the buildings best ocean views from every single room and includes an outdoor patio that wraps around the entire unit. Designed by award winning Marmol Radziner and being sold fully furnished. Unit has electronic shades in every room and its own Tesla charging station in the garage.

MLS#19-424256
David & Anna Solomon 310.279.7759
THE AGENCY

www.1705OceanAve.com

415 MONTANA AVE, UNIT 205	Open	11-2	NEW
\$1,125,000	2+2	1sty-CONTEMPORARY	



WWW.REGINAVANNICOLA.COM

Beautifully remodeled 2BR/2BA condo. A wide-open floorplan seamlessly incorporates the living room, dining area and kitchen. The sleek new kitchen was just completed in summer of 2018, with granite counters, custom cabinets, new stainless-steel appliances and more. The large living area, finished with bamboo hardwood floors. Central HVAC system installed in 2017. Updated building with elevator and pool, spa and more. Dues include Earthquake Insurance. Gorgeous condo in an even better location!

Regina Vannicola 3106252061
COMPASS

Central HVAC, 1-car det garage

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



LUXURIOUS PENTHOUSE

Exceptional Building! 2BD/2.5BA +den. Beautiful ocean views from spacious terrace. Tremendous natural light throughout. Extensively upgraded. Two SxS parking spaces, Concierge 24/7, on-site management, state-of-the-art fitness room. Incredible rooftop with stunning ocean views, pool, spa, barbecues.

MLS#18-382632
Julie Lovett 3108993514
COLDWELL BANKER RESI

WWW.701OCEANAVEPHG.COM

2121 VIRGINIA AVE, UNIT 103	Open	11-2	NEW
\$998,000	3+3	3sty-MODERN	



PARKLIKE SETTING

Situated in SM, this condo is set across the street from a beautiful neighborhood park. Accessed through the gated entrance, the foyer features stairs to a lower level that offers access to a garage, storage rm & washer/dryer. Leading out to a kitch that overlooks the spacious living rm, the home's entryway opens to an airy living space, adjoining dining rm & patio. Upstairs, this home's second level holds a bath & two beds—including a master w/sliding glass drs that open to a balcony.

SMITH & BERG 310.500.3931
COMPASS

2121virginia.com

1705 OCEAN AVE #411	Open	11-2	rev
\$2,850,000	2+2	4sty-CONTEMPORARY	



SOPHISTICATED, SPACIOUS VIEW CONDO

Ocean and mountain views. Sophisticated and elegant 2 bedroom, 2 bath condo in the Waverly on Ocean Avenue. Built in 2014 with beautifully designed open floor plan, floor to ceiling windows, spacious rooms, ocean and mountain views, Thermador appliances, motorized shades, high ceilings, quartzite counter tops, oak wood cabinets, hardwood floors throughout. Side by side parking, 24/7 security, concierge, extra storage. Close to Pier, Promenade, shops and restaurants, state of the art gym.

MLS#18-402700
Kaaren Kurtzman 310-741-4010
PACIFIC UNION INTERN

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

15 Pacific Palisades Single Family

1138 16TH ST #3	Refresh.	11-2	NEW
\$998,000	2+2.5	SPANISH	




AMAZING N OF WILSHIRE TOWNHOUSE

Wow, this checks all boxes! Updated 2BR, 2.5BA townhouse north of Wilshire in coveted Franklin School district. Kitchen and all baths recently updated with stainless, quartz, new vanities & tile, etc. Ideal location, less than a mile to the beach and within blocks to the best of Montana and Wilshire eateries and shops. One car parking in shared garage, and laundry machines owned and shared by 3 units. Low HOA dues, nice neighbors, and this unit CAN be rented. See you soon!

MLS#19-444032
Elizabeth Coughlin 310-562-1442
HENRY DODGE PROPERTI

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

15007 BESTOR BLV	Open	11-2	NEW
\$8,195,000	6+7	3sty-CAPE COD	




MAGNIFICENT NEWLY BUILT CAPE COD

Located on a quiet, tree-lined street close to The Village, this magnificent, newly built Cape Cod home offers a prime Palisades location and head-on ocean views from almost every floor. Awash in light, open living spaces include a phenomenal chef's kitchen and soaring great room with marble bar and folding Cantina doors to a pool and grassy yard. Highlights include an exceptional ocean-view master, daylight entertainer's level, theater, rooftop lounge and elevator to all 3 floors.

Santiago Arana 310-926-9808
THE AGENCY

www.TheAgencyRE.com

1705 OCEAN #208	Lunch	11-2	red
\$2,799,000	2995000	2+3 CONTEMPORARY	



THE WAVERLY COLLECTION

Large 2 Bedroom 2.5 Bath, VIEWS!!!! Modern Elegance in this Fantastic Unit located at the exclusive Waverly Complex! Entry leads to excellent living space with an open Kitchen, Thermador SS appliances; master with large walk in closet and spa like bath. Washer and Dryer, fitness center, concierge at Lobby, Sunset views from the exclusive residents-only Skybridge Lounge with kitchen, FP and Ocean Views! Two side by side secured parking & beach shower at street level. Truly a Must See!

MLS#19-425464
Mary Cronin 3106334257
URBAN LIVING R E

Blt-Ins,Dshwshr, Micro,Rng/Ovn,

14941 PAMPAS RICAS BLVD	Open	11-2	NEW
\$7,850,000	5+5.5	2sty-CONTEMPORARY	



FABULOUS CORNER LOCATION IN THE HUNTINGTON PALISADES!

Coveted corner lot, this home has 5 beds or 4 + office, Bulthaup kitchen w/ family room & fireplace. Dining rm w/ doors opening to fountain & putting green. Living rm w/ fireplace & doors that disappear giving you the indoor/outdoor feel. 3 car garage w/ mud room for all the gear & laundry room upstairs. Entertainer's backyard w/ pool, slide, spa, fire pit & bar w/ built-in BBQ & flat screen TV. Close to the Village, park & schools. Fabulous opportunity in the best Palisades niche neighborhood.

MLS#19-443078
Mark Douglas 310.230.2499
COLDWELL BANKER

www.14941PampasRicas.com

TUESDAY

13857 W SUNSET BLVD	Open	11-2	NEW
\$4,399,000	5+5	2sty-CAPE COD	
	EXPANSIVE SQUARE FOOTAGE AND POOL IN RIVIERA		
Charming traditional Cape Cod style home in the highly desirable Palisades Riviera with incredible backyard and pool. This 5 bed 5 bath 4,500 sq. ft. (approx.) house has a horseshoe driveway for easy access and lush landscaping providing adequate privacy. Hardwood floors and natural light throughout. The main level opens up to an expansive backyard with a beautiful spacious brick patio that's great for entertaining as well as a stunning garden and large heated pool with spa.			
MLS#19-439144			
Ryan + Trevor 310.729.6852		mywestsidehome.com	
MWH COMPASS			

1210 BIENVENEDA AVE	Open	11-2	NEW
\$1,941,000	2+2	1sty-POST & BEAM	
	CLASSIC MID-CENTURY MODERN IN PACIFIC PALISADES		
Rare vintage Mid-Century Post & Beam home, originally built in 1972. Walls of windows, wood ceilings. Live in now or enhance in the future. Original 3 br/2 ba floor plan changed to a 2 br+den house. Easily reconvered. Kitchen/breakfast area, living room/dining enjoy walls of glass to surrounding patios + gardens. Fresh paint, fresh carpet, central air/heat. NO STEPS FROM GARAGE TO HOUSE TO PATIOS. Walk-in shower. MBR is large w/bath + dual closets. Close to Beach, hiking trails, the Village.			
MLS#19-442302			
Janis Gabbert 310.913.1987		www.1210bienvenida.com	
COMPASS			


1038 EMBURY ST	Open	11-2	NEW
\$3,999,000	5+6	2sty-TRADITIONAL	
	NEWLY BUILT EAST COAST TRADITIONAL NEXT TO THE NEW VILLAGE		
Newly built in 2015 by acclaimed local home Builder, Shelter Homes LA, this classic traditional home is set just one block away from the Pacific Palisades Village. Expansive open kitchen, breakfast area, bar seating & family room with bi-folding doors leading to a secluded grassy backyard. Highly desirable locale to enjoy ocean breezes & strolls to town, beach, schools, restaurants, shopping, bike path & scenic hiking trails.			
David Kelmenson (310) 863-3030		Exceptional Timeless Design & Finishes	
COMPASS			

1447 AVENIDA DE CORTEZ	Open	11-2	NEW
\$1,795,000	4+3	TRADITIONAL	
	WONDERFUL PALISADES HIGHLANDS 2-STORY HOME		
Palisades Highlands home located on a peaceful cul-de-sac street. Large LR, formal DR, sunken conversation area w/FP & bar, powder room & spacious family room opening to the patio. Kitchen w/granite counters & stainless appliances has a breakfast area & bar. The spiral staircase leads upstairs to the 4 bedrooms which includes the master suite with vaulted ceilings and walk-in closet. Easy access to the Santa Ynez Recreation Center with sparkling pool, spa, gym, playground & tennis courts.			
MLS#19-443126			
Linda Thiele 310.387.5080		Blt-Ins,Dshwshr,Grbg Disp,Hd Fan,Rng/Ovn	
BERKSHIRE HATHAWAY H			


16718 VIA PACIFICA	Open	11-2	NEW
\$3,595,000	6+5	2sty-SPANISH	
	BEST VALUE, STUNNING SPANISH IN ENCLAVE!		
Custom-Built, Luxurious Spanish style home tucked away in the prestigious 24/7 guard-gated community, "The Enclave" in Palisades Highlands. This updated 6 bed 5 bath showcases amazing entertainment and tremendous mountain views with slight ocean views. At 5,312 sqft, this home invites you into an open floor plan with high ceilings, illuminating natural light. Enormous master bedroom features oversized balcony, which overlooks the private backyard containing a pool with spa and other features.			
MLS#19-442924			
Ryan + Trevor 310-740-9719		www.mywestsidehome.com	
MWH COMPASS			

1765 CHASTAIN PARKWAY EAST	Open	11-2	red
\$4,999,500	5+6	MEDITERRANEAN	
First time ever on market! Custom built Spanish Mediterranean Ocean view 5 bedroom, 6 bath home was built with the highest standards. Check out 1765chastainparkway.com for more photos and information.			
MLS#18-412612			
Susan Armenti		310-292-0740	
		HOLMBY PARK REALTY	

288 BELLINO DR	Open	11-2	red
\$4,500,000	5900000	5+5	
	HUGE PRICE REDUCTION		
MASSIVE PRICE REDUCTION! 10,342 mostly flat square foot lot w/mountain, canyon & ocean views, this lg home is an ideal candidate for a remodel or new construction. The existing structure has a versatile split-level floor plan w/ 4 bedrooms and 3 baths & a lg study with an en-suite bathroom that can easily serve as a 5th bedroom. In addition, there is a lg basement area w/ family room & en-suite bathroom & an exterior entrance that would make an ideal mother-in-law suite. Ample room for pool.			
MLS#19-426122			
Grant/Orsini (310) 962-7142		BBQ,Blt-Ins,Cbl,Dshwshr,Grbg Disp,Other	
COMPASS			

17774 TRAMONTO DR	Lunch	11-2	NEW
\$2,895,000	3+2	1sty-TRADITIONAL	
	BREATHTAKING PANORAMIC OCEAN, COASTLINE & CITY VIEWS		
This gorgeous 3bd 2ba single level Traditional home was extensively remodeled in 2013 and has a cook's kitchen with stainless steel appliances, custom cherry cabinetry, remodeled baths with limestone, newer roof, electrical, HVAC, dual glazed windows and tankless water heater. The interior is warmed by hardwood floors and large South facing windows. There is direct access from the 2 car garage, washer/dryer, and breathtaking 180 degree ocean views.			
Brett Duffy 3102303716		Range/Oven,Refrig,Dishwasher,Wash/Dryer	
BERKSHIRE HATHAWAY			

1344 GOUCHER ST	Open	11-2	red
\$3,300,000	3+3	MODERN	
	COME FOR LUNCH / SEE OUR NEW LOOK!!!		
Ocean and Mountain Views! Wonderful location near New Palisades Village! This Modern 3 Bed + 2.5 BA home was meticulously renovated in 2009. Living Rm & Dining Rm have wood floors & entrance to large view balcony. Fireplaces in Living and Master BD. Cook's Kitchen includes top of the line stainless Viking appliances. Enclosed solarium for great entertaining! Rooms are light and bright. Patio and terraced lush yard includes fruit trees, roses and viewing deck. Generous storage and 2 car garage.			
MLS#18-414682			
Portia Corlin 310-230-3793			
BERKSHIRE HATHAWAY			

17720 PORTO MARINA WAY	Open	11-2	NEW
\$2,850,000	5+5	MEDITERRANEAN	
	1920'S PAUL WILLIAMS VILLA		
Stunning coastline views! Rarely do front row properties come to market! Intoxicating views of the ocean & queen's necklace all the way to Catalina! This Spanish Villa was designed by renowned architect Paul Williams! Tons of old-world charm! 3 bdms + office that could be a 4th bdrm with private entrance, mini-kitchen & bath! Also a guesthouse with kitchen, bath, laundry & patio. Updated plumbing, electrical & HVAC. Twilight Open House 5-7pm, Join us for Veuve Clicquot & Sunset Views!			
JOHN HATHORN 310.924.4014		VALET PARKING	
COMPASS			

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

TUESDAY

1047 GALLOWAY ST	Open	11-2	red
\$2,595,000	2675000	3+1	



GREAT STARTER HOME OR DOWNSIZE NEAR THE VILLAGE

This charming Spanish is located on a beautiful tree lined street in the popular Village area of the Alphabet Streets. Take a short stroll to the village and Caruso project for special restaurants, movies, shopping or just a latte. This lovely split level home has 3 bedrooms, den, dining room, bath. Beautiful hardwood floors throughout and a large patio with Saltillo tiles for outdoor dining make for living the California dream. Perfect for small family or expanding with a peaceful back yard.

MLS#19-418788
Paula Ross Jones 310-880-9750
SOTHEBY'S INTERNATIO

VIKING STOVE

1316 AVENIDA DE CORTEZ	Open	11-2	rev
\$1,895,000		3+2	



CHARMING HIGHLANDS SINGLE FAMILY HOME!

Lovely Highlands home offers vacation-style living at it's best. Light and airy, the home features vaulted beamed ceilings in the double door entry, in the living room with fireplace and in the dining area. and updated large kitchen. Additional amenities include a new HVAC system, new oak hardwood floors, new patio, and BBQ area and a large 2-car garage. HOA facilities include an Olympic size swimming pool, gym, spa, clubhouse, and lighted tennis courts.

MLS#19-418820
Pekar/Ellis Real Estate 310-496-5955
COMPASS

www.1316avenidadecortez.com

1143 RAVOLI DR	Open	11-2	rev
\$24,450,000		8+12	




ARCHITECTURAL JEWEL IN PRIVATE PALISADES

This brand new 13,777-sq.ft. architectural triumph from Gunderson Matkins, in collaboration with O+ L building projects, is sited on a rare, flat near-acre property in the Riviera. Years in the making, the home features a spectacular 1,750-sf master suite, along with 4 additional en-suite bedrooms, chef's kitchen, butler's kitchen, formal living & dining rooms, family room, library, home theater, wellness studio with sauna, wine cellar, 2-bd guest villa and 7-car garage plus carport.

MLS#18-403324
Hugh Evans/Randy Forbes 310-500-1331
COMPASS

1143Ravoli.com

15 Pacific Palisades				<i>Condo / Co-op</i>
17366 W SUNSET BLV, UNIT 101B	Lunch	11-2	NEW	
\$799,000		1+1		1sty-MODERN



VERY SPACIOUS, LARGE UNIT!

Newly remodeled, very inviting Unit at the esteemed Edgewater Towers, Balboa building. This very spacious one bedroom with one bath has an open floor plan which features; a dining area, living area, a bonus sitting area with modern fireplace, built-in custom cabinetry with built-in desk, high-end appliances with washer and dryer in the Unit, all located on the first floor for easy access.

Marco Rufo 310-488-6914
BERKSHIRE HATHAWAY

Ocean Views...

1062 MARONEY LN	Lunch	11-2	rev
\$7,675,000		6+10	




NEW CONSTRUCTION MODERN FARM HOUSE

Come experience this beautiful 6 bed, 10 bath new construction Farm House Modern style home. 125 ft frontage on a great cul de sac. Indoor outdoor living w/ open floor plan. Home is 7,597 ft. Beautiful 9 1/2 inch oak floors 4 bedrooms upstairs, w/ spacious Master w/ his & her baths & closets Lower level has theater, family rm & a bedroom suite. On a spacious all flat 12,478 sq ft lot (.29 acre) Surrounded by beautiful majestic & mature trees, w/a pool & cabana. A few mins to the Palisades new village

MLS#19-428534
Anthony Marguleas (310) 614-4240
AMALFI ESTATES

www.1062Maroney.com

18 Hancock Park-Wilshire				<i>Single Family</i>
441 N MANSFIELD AVE	Open	11-2	NEW	
\$3,795,000		5+5.5		2sty-SPANISH



STUNNING CONTEMPORARY SPANISH ON MOST DESIRABLE STREET

This custom designed, magnificently remodeled home, offers an amazing floor plan with over 4,000 SF of living space. Center hallway leads to beautiful LR with high beamed ceilings, seamlessly flowing into a grand DR & chef's kitchen. Family room with French doors opening up to a private, beautifully landscaped garden, lovely patio and garage/outdoor cabana. 5 spacious family bedrooms & 4 baths up, including bright master suite. Home is wired for security cameras and sound system.

Leah Brenner 323-860-4245
COLDWELL BANKER HP

dishwasher, fridge, range/oven, wash/dry

18038 BLUE SAIL DR	Open	11-2	rev
\$5,998,000		4+5	



PACIFIC VIEW ESTATES

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

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

Sophisticated International Flair

310 S IRVING	Open	11-2	NEW
\$2,995,000		4+4	



STUNNING HISTORIC CHARMER IN PRIME WINDSOR SQUARE

From the moment you step inside this center hall home you will feel it's a place to create beautiful memories. The main level consists of an elegant formal LR with fireplace, a large formal DR, library, powder room as well as a separate den with fireplace. The large chef's kitchen has an eat-in-area w/ picturesque windows overlooking the expansive yard. Upstairs consists of 4 bedrooms & 3 full baths. Great ceiling heights with beautiful architectural details throughout this light filled home.

MLS#19-442674
Jeffrey Kanbar 310-779-5388
COLDWELL BANKER-BHN

www.310SouthIrving.com

16426 AKRON ST	Open	11-2	rev
\$2,998,000		3+3.5	




A MODERN OASIS

Designer's own exquisite remodel of an A. Quincy Jones home in stunning private canyon setting. Fabulous home for entertaining, with a dreamy outdoor setting, decks, private walking area, creek, ancient Oak and Sycamore trees, all in the middle of the Pacific Palisades. Light filled grand room opens to an expansive deck ideal for enjoying the outdoors and entertaining guests. Wide-plank hardwood floors, brand new Italian kitchen w/ Miele appliances. Stunning skylights throughout.

MLS#18-414826
Marta & Andrea Samulon 310-496-5996
COMPASS

Blt-Ins

1263 S WINDSOR BLV	Lunch	11-2	NEW
\$1,599,000		4+2	



TAMALE TUESDAY!!!

Please welcome to the market this amazing beautifully renovated trophy home in Oxford Square. This 4 bedroom home + den and breakfast rooms features front and back balconies with 360 degree views! Details include: coved ceilings, original built-ins, amazing original redwood floors and trim, HPOZ, new plumbing and electric, decorative Batchelder fireplace, hex tile, quartz countertops, vintage chandeliers, alarm system and a huge backyard with room for pool! Trust Sale.

Jen Stein 3103866697
KW LARCHMONT

Dishwasher, range, fridge, w/d

TUESDAY

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




PAUL WILLIAMS ON THE GOLF COURSE

Hollywood Regency designed by Paul Williams, overlooks Wilshire Country Club. Sweeping staircase leads to large entertaining area, sitting room, dining room and winter garden. Grand terrace overlooks rose garden. A once in a lifetime opportunity!

MLS#18-395446
J. Rey & D. Hamilton 213.308.1005
COLDWELL BANKER

www.paulwilliamsfinest.com

1139 ALVIRA ST	Lunch	11-2	rev
\$1,699,000	3+2	1sty-TRADITIONAL	



NEWLY PRICED SOUTH CARTHAY CLASSIC W/ BONUS ROOM & BATH

Newly priced classic in desirable HPOZ of South Carthay. Living room has bay window & wood mantle fireplace. Large, formal dining room. Upgraded kitchen w/ raised ceiling & skylight, stainless steel appliances w/ double ovens & breakfast nook. Family room with custom cabinetry that looks onto back patio & English garden w/ fountain & path leading to secluded seating area. Bonus room with half bath ideal for an office. Original hardwood floors, upgraded electrical/plumbing & many system upgrades.

MLS#19-425462
RED Real Estate Group
KW LARCHMONT

www.1139Alvira.com

635 N JUNE ST	Open	11-2	rev
\$2,299,000	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

19 Beverly Center-Miracle Mile			<i>Condo / Co-op</i>
8568 BURTON WAY #305	Open	11-2	NEW
\$1,099,000	2+2	CONTEMPORARY	



FANTASTIC OPPORTUNITY!

Rare offering, 1st time on the Market in 35 years! Top floor home best in the building. Over 1800 sq ft+40 ft balcony. Lots of natural light. High ceilings, open living & dining area w fireplace & wet bar. Eat in kitchen w pantry & laundry rm. 2 bd/2bth w voluminous closets & storage. Side by side parking. Well maintained building also offers heated pool, spa, gym and rec room. Central location walking distance to the retail shops and restaurants on Robertson Bl, Cedar Sinai and Beverly Ctr.

MLS#19-440688
Aaron Leider 310.954.0555
KELLER WILLIAMS RLTY

Dshwshr,Elvtr,Grbg Disp,Intrcm,Rng/Ovn

19 Beverly Center-Miracle Mile *Single Family*

630 N MARTEL AVE	Open	11-2	NEW
\$3,950,000	4+5	MODERN	



STUNNING GATED ARCHITECTURAL IN BEVERLY GROVE

This stunning gated architectural is close to Melrose shops and restaurants. The loft-like open floorplan opens through full-height Fleetwood pocket doors to a private yard with zero-edge pool, large patio with fire pit and multiple seating areas. The kitchen features Miele appliances and a huge island. One main floor bedroom suite plus three more upstairs, including a spectacular master with double walk-in closets and lavish bath. All making this wonderful compound a perfect retreat.

Ed Fitz & Charlie Heydt 917-498-2034
THE AGENCY

www.TheAgencyRE.com

19 Beverly Center-Miracle Mile *Income*

1238 S BURNSIDE AVE	Open	11:30-2	633C4	NEW
\$2,349,000	Triplex	2sty-TRADITIONAL		




TOTALLY TASTEFULLY REMODELED & DELIVERED VACANT.

Totally remold, "luxury Triplex" divldrv vcnt. Grt 4 owner user/ invsmt. Lite & brite units open flr plns, Nu ctrl AC/ Ht, nu kitchns, bthns, apclcs, plumb, electric, wash/ dryrs, dshwshrs, tankless watr heters, car charger station, all doli pane windws, 4 car garge. Unts not rented since remodel. Upr unit 3+3 w/ balcony, added new kitchen cabinetry. Dwnstrs unit 3+2 finished CA bsmnt w/ shelving 4 storage, added pantry. 1+1 luxury unit dwntwn vius. Rents \$4300 \$4500 each. Rear unit \$2700.

MLS#19-437770
Ahmed Mirza 3233659200
COMPASS

Nu aplinc,dshwshr,lundry,Grbg Disp.

473 S SHERBOURNE DR	Refresh.	11-2	NEW
\$2,619,000	3+3	2sty-MODERN	



NEWLY REBUILT RETREAT

Rare opportunity to own this modern-contemporary newly rebuilt home in one of LA's most sought-after Beverly Hills adjacent locations. This home is perfectly situated on a lush, palm tree-lined street, offering an open floorplan with unmatched California indoor/outdoor comfort luxury living. Adjacent to Beverly Hills, LACMA and night life

MLS#19-442324
Kal Sharma 310-592-8104
SOTHEBYS INTL REALTY

Dshwshr,Grbg Disp,Rng/Ovn,Fridg

7927 W 4TH ST	Open	12-2	NEW
\$2,340,000	Duplex	SPANISH	



1930'S SPANISH DUPLEX IN BEVERLY GROVE

This pristine, fully vacant duplex features two 3Bed/2Bath, and exquisite period details. Each unit boasts a grand living room with picture window and fireplace, formal dining room, period kitchen and baths. Details include original hardwoods, period tile, crown moldings, skylights, French and stained glass windows and built-ins. There is an enclosed front garden and two patios. Additional features: central AC, one finished garage/flexible space, one automatic two-car garage and private yard.

MLS#19-442102
Allison Schwarz 310-237-5881
COMPASS

BEVERLYGROVEDUPLEX.COM

935 S DUNSMUIR AVE	Open	11-2	POOL!	NEW
\$1,989,000	3+3	2sty-SPANISH		



HISTORIC MIRACLE MILE SPANISH-STYLE RESIDENCE

Hedged & private Spanish built by LA architect John Byers & once home to Congressman/L.A. District Attorney, John Dockweiler. Full of potential, this 3BD/3BA home has arched doorways, built-ins, original hardwood floors & windows throughout. Spacious living area w/ fireplace, dining room & large kitchen waiting to be created into something special. Master w/ lots of closet space & backyard views. Over-sized lot w/ entertaining areas, large pool, outdoor shower & well-maintained landscaping.

Chris Jacobs 310-904-3568
KELLER WILLIAMS BH

www.935Dunsmuir.com

1226 MEADOWBROOK AVE	Refresh.	11-2	NEW
\$1,999,500		MEDITERRANEAN	



MIRACLE MILE DUPLEX!!!!

A Perfect Attractive Opportunity for an owner to collect an Income property of a Duplex in a great location. The property is 15 minutes away from Beverly Hills, in miracle miles. Location is close to grocery, shopping, commercial business centers and fitness centers. 1226 & 1228 have two separate entrance, a large swimming pool, 2 floors. It's got a great floor plan, a backyard, this good property in a good location is await for a bit of TLC definitely a great opportunity. A must See!!!


MLS#19-440952
Alicia Shen 4242792900
UNITED REAL ESTATE L

www.Luxury90210.com

TUESDAY

20 Hollywood Condo / Co-op

815 N LAS PALMAS AVE, UNIT 303	Open	11-2	NEW
\$890,000	2+3	3sty-CONTEMPORARY	



SPECTACULAR CONDO WITH VIEWS!

Sophisticated, contemporary, top floor 3-story condo with breathtaking views! Dramatic high ceilings with built in bookcases in the living room and hickory flooring throughout. Smart home with automated lights, shades and a home theater system with an electronic automated screen and Sonos projector. Control everything from your phone. Sonos audio system throughout. Featuring Grohe and Kohler fixtures and imported Italian marble. Loft perfect for an office space. Fabulous views of the city.

Penelope Psaltiras 3233099680
BERKSHIRE HATHAWAY

Refrig, Micro, Oven, W/D, Sonos System

21 Silver Lake - Echo Park Single Family

2262 COVE AVE	Open	11-2	red
\$1,899,000	6+5	CRAFTSMAN	



\$100K REDUCTION! REMARKABLE VALUE FOR SILVER LAKE COMPOUND

From the moment you step into this Silver Lake paradise your soul is instantly put at ease. A massive Craftsman w/Downtown views looks over grass fields covering 2 expansive lots (both zoned R2). This classic, 2,988sf home is filled w/large windows, porches to lounge/dine while relishing vistas, hardwood floors, generous bedrooms & more. Close to the Reservoir, Alimento, LA Mill & L and E. Moments from Silverlake Wine & Whole Foods 360. This peaceful compound is like nothing you've seen.

MLS#18-417856
SFJones/JSmith 310.579.2200
COMPASS

2262Cove.com

22 Los Feliz Single Family

4321 PARVA AVE	Open	11-2	rev
\$1,949,000	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.

MLS#19-441794
Joe Reichling 323.395.9084
COMPASS

www.4321ParvaAve.com

22 Los Feliz Condo / Co-op

3315 GRIFFITH PARK BLVD #109	Open	11-2	N/A
\$768,000	2+2		




ENTERTAINER'S DREAM CONDO IN LOS FELIZ

Unit 109 is a two-bedroom and two-bathroom condo located just blocks from Hillhurst Avenue retailers. This updated unit provides 1300sf of single level living with 9-ft ceilings and an in-unit laundry area. This is an end unit with NO shared walls with its own 450sf of exclusive yard space with direct street access. Included are two side-by-side subterranean parking spaces with additional storage. Dues include earthquake insurance, gas, water, trash, and building maintenance.

Lucy Mao 6268312201
COMPASS

28 Culver City Single Family

4212 MCLAUGHLIN AVE	Open	11-2	NEW
\$1,375,000	3+2	1sty-CONTEMPORARY	



BEAUTIFULLY REMODELED 3 BD, 2 BA HOME IN CULVER CITY!

Beautifully Remodeled 3 bedroom, 2 bathroom home in the heart of Culver City. The formal living room has beautiful distressed wood flooring, an abundance of natural light and crown molding. The gourmet kitchen has white shaker cabinets, quartz counters, stainless steel appliances & a peninsula with counter seating that opens to the dining and family room with a sliding glass door to the backyard. Upgrades include newer windows, electrical, plumbing, painting, roof and central air & heat.

Angela Forgo 310-614-3757
COMPASS

Dishwasher, Range/Oven, Fridge, W/D

11201 PATOM DR Open 11-2 **NEW**

\$1,295,000	3+2	TRADITIONAL
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MUST SEE HOME IN CULVER CITY'S SUNKIST PARK

Amazing Great Rm w/Bay Window, Dining Area & Spectacular Ktchn. Beautiful Ktchn w/Large Island, Shaker Style Cabinets, Cesar Stone Counters & Stainless Steel Appliances opens onto Wood Deck w/Outdoor Dining Area. Perfect for Entertaining! Master features Deluxe Bathroom & Walk-in Closet. Hardwood Floors. New Central Heat & AC. Detached Permitted Bonus Room is a Perfect office or Guest Rm. Just Blocks from Restaurants, Shops, La Ballona Bike Path, Parks & Culver City Schools!

Heather Coombs Perez 3102597419
COMPASS

Dishwasher, Fridge, Wine Fridge, Oven

4326 TULLER AVE Open 11-2 **NEW**

\$975,000	2+2	TRADITIONAL
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CHARMING CULVER CITY HOME!

2 nice size bedrooms + 1.5 bathrooms, 1397 sq. Feet. Bright Living Rm w/Picture Window & Stately Mantel +Fireplace. Family Rm w/Built in Bookshelves & Window-Seat Opens onto Tiled Patio & Backyard Space. Galley Kitchen + Garden Window & Adjoining Pantry/Laundry Room. Usable Insulated Attic Space, Perfect for Storage. Hardwood Floors, Freshly Painted Interior, Central Heat, Drought Tolerant Landscape. Quiet Tree-lined Street close to Dwtntwn Culver City, Parks, Schools, Restaurants, Shops & MORE!

Heather Coombs Perez 3102597419
COMPASS

28 Culver City Income

4175 MADISON AVE	Lunch	11-2	NEW
\$2,150,000	Duplex		



LOCATION, LOCATION, LOCATION

Great Owner User or Investment Property, Walking distance to Downtown Culver City Restaurants, Theatres and more Two Pride of Ownership homes on a lot located on one Culver Cities Best Streets! A Must See!!! Lots of Extras. Front home 4177 Madison enlarged & remodeled in 1999 and rear home 4175 Madison is shown in the photo Won't Last Long!!!

Joe F Hernandez 310 8717111
RE/MAX ESTATE PROPER

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- ✓ Public Records Report
- ✓ GreatSchools Ratings
- ✓ Parcels Feature
- ✓ Map Layers
- ✓ Driving Directions



29 Westchester *Single Family*

6214 W 77TH ST	Open	11-2	NEW
\$1,249,000	3+2	TRADITIONAL	



UPDATED HOME WITH LARGE GUEST ROOM BEHIND GARAGE

Bright Great Rm features Picture Window, Cozy Fireplace, Dining Area & Spacious Kchn. Redesigned Kchn w/Island, Garden Window & Stainless Steel Appliances. Master Suite + Bathroom Opens to Park Like Backyard. Fantastic Detached Bonus Room w/Vaulted Beamed Ceilings Hardwood Floors, 3/4 bath & Double Doors to Backyard. Hardwood Floors Throughout. New Windows & Quality Glass Doors. New Central Heat & AC. Freshly Painted. Just a hop to all Westchester, Playa Vista and Culver City have to offer

Heather Coombs Perez 3102597419
COMPASS

Dishwasher, Fridge, Oven

30 Hollywood Hills East *Single Family*

3357 WONDER VIEW DR	Open	11-2	NEW
\$2,450,000	4+3	CONTEMPORARY	



STYLISH VIEW HOME WITH LARGE GUEST HOUSE IN LAKE HOLLYWOOD

Stylish, Sophisticated, Amazing Views-Located at the top of Lake Hollywood built in '02. A true entertainer's home that features an open floorplan, family room, kitchen and living room all open to each other with endless views of the mountains, city lights, Hollywood Hills and entire valley. Stainless steel appl's, breakfast bar, spacious dining room. The master suite is elegantly appointed. Separate, huge 1,100+ sq. ft. guesthouse with 2 bed/2 baths, office, kitchen, separate entrance & parking

MLS#19-438894
Tom Otero 818-919-5350
RODEO REALTY

AMAZING VIEWS!

3308 TROY DR	Refresh.	11-2	NEW
\$1,649,000	4+4	TRADITIONAL	



Incredible house in the Hollywood Hills. Large, bright open concept floor plan with great architectural elements that make this home truly unique. Viking/Miele/Subzero appliances. Beautiful canyon and picturesque views with a lovely balcony both in the living room and Master. 3 nice size bedrooms, 3.5 bathrooms, media room, office, plus a detached structure with a private entrance with a loft, kitchen and bathroom that can be used for guests, creative space, etc.

MLS#19-443740
Josephine Tataryan 310 651-1192
SOTHEBY'S

Dshwshr,Fridg

3101 BARBARA CT	Open	11-2	NEW
\$1,525,000	4+5	3sty-CONTEMPORARY	



STYLISH CONTEMPORARY HIDEAWAY ON A CUL DE SAC

Welcome home to this stylish, contemporary solar powered residence that is tucked away at the end of a cul de sac in the Hollywood Hills. This 4 bedroom, 5 bath home has a spacious floor plan that offers almost 3,000 square feet of space, with vaulted ceilings in the living room, dining room and the master bedroom. The living room has beautiful hardwood floors, a fireplace and opens up to an expansive wraparound deck, with a built-in BBQ and prep area that leads to a grassy hill with views

Brad Simpson 3103868968
THE AGENCY

Solar System

3274 N KNOLL DR	Lunch	11-2	red
\$3,999,000	5+6	3sty-ARCHITECTURAL	



"NEWLY PRICED HOLLYWOOD HILLS ESTATE"

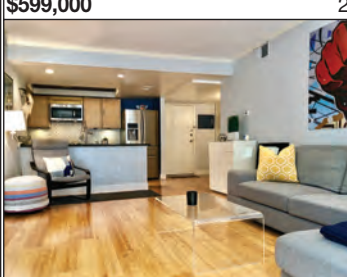
Masterful design & modern luxury are uniquely embodied in this iconic published home. A collaborative project overseen by the influential Mid-Century Modern architect, Donald Wexler, FAIA. Featuring 5 beds/6 baths, a versatile large gallery size living room, gourmet kitchen, dining & media room, with rooftop deck, salt water pool, infinity spa & waterfall. The compound has hosted countless creative pursuits and legendary parties with world-famous artists, film makers, celebrities, and musicians.

MLS#19-425928
K. Sanchez Y. Charlie 323-383-3753
COMPASS

BBQ,Cbl,Dshwshr,Dryer,Frzr,Other

30 Hollywood Hills East *Condo / Co-op*

2700 CAHUENGA BLV, UNIT 4120	Lunch	11-2	NEW
\$599,000	2+2	1sty-SPANISH	



2 BED HOLLYWOOD HILLS CONDO

Hollywood Hills living! Gorgeous renovated condo w/ 2 bedroom suites, an open floorplan, washer/dryer hookups & a 400 sq ft patio. Renovated kitchen w/ granite countertops & tons of storage. Oversized master suite w/ renovated Carrara marble bath. Second bedroom suite w/ custom closet & renovated bathroom. Patio runs width of condo & has serene view of the hills. Gated, 24-hour guard. Complex has 3 tennis courts, 2 pools, a hot tub, gym & community room. EQ insurance. Owner is real estate agent.

Sean Galligan 646-643-0472
KW STUDIO CITY

39 Playa Vista *Condo / Co-op*

5300 N PLAYA VISTA DR #20	Open	11-2	NEW
\$1,250,000	2+3	CONTEMPORARY	




MODERN TOWNHOUSE WITH VIEWS FROM HOLLYWOOD TO MALIBU

:: Silicon Beach:: Townhouse in Bridgeway Mills. Premier townhome faces Ballona Wetlands, unobstructed views from Mt. Baldy to Malibu. Open plan, floor-to-ceiling glass, large outdoor decks, exposed structural steel, hardwood floors, gourmet cook's kitchen, high-end stainless appliances, natural stone, abundant sunlight. Master suite has outdoor fireplace, large bathroom, separate soaking tub and shower, generous walk-in closet.

MLS#19-443238
Scott Behrle 310 666-6005
THE AGENCY

13075 PACIFIC PROMENADE, UNIT 102	Open	11-2	NEW
\$839,000	2+2		



BEAUTIFUL, SMART-HOME EQUIPPED PLAYA VISTA CONDO


Moments from the library, local parks, restaurants, shops & more!Gourmet kitchen w/Samsung ss appliances, quartz counters, & breakfast bar which flows to the dining.Lovely living is accented by a fireplace & balcony.Spacious master w/sliding glass doors to balcony, dual sink vanity, tub/shower & walk-in closet. Equipped w/the latest smart home tech, this condo provides the luxury of control from your smartphone.Features Whirlpool washer/dryer, linen closet, 2 side-by-side parking spots & more.

SFJones/MSchlusser 310.579.2200
COMPASS

13075Pacific102.com

41 Park Hills Heights *Single Family*

3887 DEGNAN BLV	Open	11-2	NEW
\$769,000	3+2	1sty-SPANISH	



ELEGANT, UPDATED, REMODELED & AFFORDABLE LEIMERT PARK!

This lovely 3 bedroom, 2 bath Spanish Revival home blends classic details with modern upgrades: hwd flrs, remodeled kitchen with granite counter & stainless steel appliances, Classic bath updated with newer hardware, filigree plaster details, cent. heat & AC, solar system and professionally landscaped front, rear yards. Perfectly loc. close to Expo and future Crenshaw & Purple Rail Lines, as well as great shops and restaurants. Leimert Park is the hottest neighborhood in LA & with good reason!

Kessler & Young 310-367-2322
COLDWELL BANKER

Solar, Heat/AC, Granite,Drought-Tolerant

OPEN HOUSE STATUS


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

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

TUESDAY

41 Park Hills Heights Income

1706 EXPOSITION BLVD	Open	11-2	NEW
\$529,000	Duplex	1sty-CALIFORNIA BUNGALOW	



GREAT DUPLEX


Amazing Opportunity and Prime Location in highly sought out area in close proximity to all amenities with easy access to downtown and Santa Monica by Metro or Freeway and nearby USC. Perfect for owner/user or investor. This well maintained duplex offers bright, quiet and cozy 1 bedroom units with the charming look of a condo and the joyful feel of a home.

MLS#19-443134

Gloria Shelby-Dyer 323.855.4285
KW SILICON BEACH

60 Tarzana Condo / Co-op

5830 ETIWANDA AVE #6	Open	11-2	NEW
\$575,000	4+4	CONTEMPORARY	



4BED 3.5BATH LARGE CORNER END UNIT \$575K

Huge & Private 2263sq ft. 4 bed 3.5 bath Corner End Unit Townhouse with direct access 2 car garage and pristine view of the tennis court. Only 12 units on this beautifully landscaped and well maintained property. Low HOA's.

MLS#19-443166

Kevin Krakower 310-493-9895
DOUGLAS ELLIMAN OF C

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

18730 HATTERAS ST, UNIT 46 **NEW**

Open	11-2	NEW
\$549,000	3+3	



EPIC OPPORTUNITY

This Tarzana home immediately opens to a spacious living room, complete a fireplace & sliding glass doors that welcome a wealth of natural light. Adjoining the open floor plan is an additional living space, entertainment bar & powder room. Flowing to the dining room & kitchen area, the lower level offers abundant opportunities to gather & entertain. Upstairs, the home features three bedrooms, including the master suite with a large bath, walk-in closet & fireplace.

SMITH & BERG | B. SMITH 310.500.3931
COMPASS

18730hatteras.com

62 Encino Single Family

4519 HASKELL AVE	Open	11-2	NEW
\$7,395,000	8+9	CAPE COD	



STUNNING NEW CAPE COD

Sophisticated Cape Cod Contemporary New construction estate located in prestigious South-of-Blvd Encino neighborhood. Tastefully completed w/exquisite designer touches, finishes & fixtures. Over 10000+ sqft on 2 well-planned levels, sits on huge half acre+ lot. Conceived & designed for entertaining. Welcome family & guests into a gorgeous foyer w/ soaring cathedral ceilings, seamlessly move thru grand living areas that have direct access to serene backyard w/swimmers pool/spa.


MLS#19-442872

Aaron Kirman 424.249.7162
COMPASS

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

5173 GAVIOTA AVE Open 11-2

\$1,495,000	3+3	RANCH	NEW
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REMODELED ENCINO RANCH HOME

This recently updated and remodeled ranch home has a dramatic approach with a circular drive and elegant façade. The open and flexible living and family rooms open to the pool and outdoor entertaining area while French doors provide an abundance of natural light. The public spaces offer ample ceiling height and volume with vaulted ceilings. The dining area is adjacent to the gracious kitchen which includes custom cabinetry, quartz counters, subway tile and Fisher and Paykel appliances.

MLS#19-441710

MAX NELSON 424 238 2482
THE AGENCY

16805 OAK VIEW DR Open 11-2

\$9,750,000	5+7	ARCHITECTURAL	rev
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NEW GATED MODERN WITH PANORAMIC CITY VIEWS

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


MLS#19-426310

Gary Gold 310.741.0505
HILTON & HYLAND

HiltonHyland.com

72 Sherman Oaks Single Family

15033 RAYNETA DR	Open	11-2	NEW
\$2,895,000	5+7	MODERN	



STRIKING ESTATE IN SHERMAN OAKS W/ CANYON & CITY VIEWS

4-story home split into separate living & entertaining/workspace floors. Foyer with soaring ceilings. Eat-in kitchen w/ center island, formal dining w/ windows, formal living w/ private balcony, 5 ensuite bedrooms, the master w/ 2 large walk-in closets w/ built-ins, fireplace, and master bath w/ his-and-her vanities & jetted tub. Family room, wet bar, triple aspect office with backyard views, 2 powder rooms. Media room & yoga/fitness space. Second full kitchen. Pool & spa.

MLS#19-443348

Iain Montford 213-447-7000
COMPASS

Elvtr

13952 VALLEY VISTA Open 11-2

\$1,849,000	3+3	ARCHITECTURAL	NEW
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CONTEMPORARY/ARCHITECTURAL VIEW HOME IN PRIME SHERMAN OAKS

Perched high above the street, this home is secluded & offers panoramic valley & mountain views. Spacious 3-level home features 3bd/2.5ba + guest/office. Open kitchen, dining & living room w/ floor-to-ceiling windows, exposed beam ceilings, fireplace + wet bar area. Gorgeous valley views from the massive top-level master suite w/ attached sunroom. The master bath has a jetted tub, a travertine & glass shower & 2 separate countertop sinks.


MLS#19-442850

Mica Rabineau 323.816.5868
NOURMAND & ASSOC.

www.micarabineau.com

73 Studio City Single Family

3806 VANTAGE AVE	Open	11-2	red
\$2,475,000	2649000	5+4	



RARE SOUTH OF THE BOULEVARD TRADITIONAL

Set in desirable Silver Triangle area of Studio City, this RARE 5 BD, 4.5 BA Traditional flooded w/natural light, hardwood floors & high ceilings. Bi-folding doors that open to entire back of home & chefs kitchen w/top of the line appliances. Private backyard w/heated pool. Close proximity to the Carpenter School as well as the farmers market, Beeman Park, and best shops and restaurants Studio City has to offer.

MLS#18-406180

Tom Davila & Kennon Earl 424-230-7928
RARE PROPERTIES

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TUESDAY


73 Studio City *Condo / Co-op*

4500 WHITSETT AVE #4	Open 11-2	NEW
\$499,000	2+2	
	STUNNING CONDO IN THE HEART OF STUDIO CITY	
<p>Moments to all the shops, restaurants and nightlife of Ventura Blvd. Floorpan flows from a large open living room with fireplace and balcony that overlooks the pool to dining room and galley kitchen. Separate hallway has laundry closet with side by side machines, lots of storage and 2 bedroom bathroom suites both oversized with walk in closets. Located at the back of the building, this unit is quiet, serene. 1380 sq ft of living space. Owner has kept the unit immaculate and added wood flrs</p>		
<p>MLS#19-442784 Heather Shorr 8183900434 SOTHEBYS INT REALTY</p>		
<p>Dshwshr,Wshr,Dryer,Frzr,Hood Fan,Range</p>		

94 Glassell Park *Single Family*

3828 TOLAND WAY	Lunch 11-2	NEW
\$798,000	3+2 2sty-POST & BEAM	
	CIRCA 1961, G.P. POST & BEAM, SEE B/W AD AREA 94	
<p>Very cool, Glassell Park, w/ City, Mountain & Hill Views. Circa 1961, classic "move-in" POST & BEAM home features 3+2, open fl plan, lge living rm w/ front balcony, good size bdms (master en-suite & opens to pvt patio) spac eat-in kit w/ leather banquette and wrap around patio that opens to a lge gazebo. Add'l features inc hrdwd fls thru-out, wood paneled ceilings, P&B details, central a/c, 2 car garage w/ EV hook-up. Walk to Habitat Coffee, restaurants, shops & parks.</p>		
<p>MLS#19-443302 Ken Shields 310.270.5152 COMPASS</p>		
<p>3828TolandWay.com</p>		

74 Toluca Lake *Single Family*


4701 SANCOLA AVE	Lunch 11-2	NEW
\$4,495,000	4+5 2sty-TRADITIONAL	
	ICONIC HOME OF HOLLYWOOD ROYALTY	
<p>Iconic home of Hollywood royalty. Beautiful Paul Williams' Traditional on Toluca Lake double lot. Original details embrace the 1940's. Oak hardwood floors. Oversized rooms. Gourmet kitchen. Master w/mirrored wardrobes, dressing table, balcony, marble en suite, freestanding tub, marble shower & office/media room. Enchanting private outdoor space, huge pool, spa, koi water feature. Spacious guest cottage & cabana incl. full kitchens & baths. Security system; converted 3-car garage/workshop.</p>		
<p>Craig Strong 818 930 4050 COMPASS</p>		

1025 Atwater *Single Family*

3808 GRIFFITH VIEW DR	Open 11-2	NEW
\$1,450,000	4+3.5 2sty-TRADITIONAL	
	ATWATER VILLAGE 2 STORY TRADITIONAL	
<p>Gated 2-story traditional home is on a tree-lined street in the trendy Atwater Village. Approx 2200 sq. ft. of living space! soaring ceilings, framed by crown molding, beautiful hardwood floors and wrought-iron stair railings. 4 bedrooms and 3.5 full baths, 2 master suite! Open concept floor plan,expansive living room and dining area into a gourmet kitchen with tile flrs, marble countertops, s/s appl, and honey oak cabinetry. Loft, large outside patio, A cabana, utility shed, 2 car garage.</p>		
<p>MLS#19-443812 Clifford Wadama 323-762-6259 SOTHEBY'S LOS FELIZ</p>		
<p>Blt-Ins,Cbl,Dshwshr,Dryer,Grbg Disp</p>		

75 Valley Village *Single Family*

5825 MORELLA AVE	Open 11-2 562H1	NEW
\$799,999	4+2 1sty-TRADITIONAL	
	RARE NOHO WEST CUL-DE-SAC LOCATION	
<p>VERY RARE highly sought after prime pride of ownership Cul-de-sac location in an artist's enclave of Valley Village. Walking distance to new 25 acre NOHO West mixed-use destination development due to be completed Fall of 2019. First time on market in 32 years. 1st property in this entire Cul-de-sac on market in over 5 years. Tastefully remodeled family home with extensive landscaping. Priced to sell!!!</p>		
<p>MLS#19-443452 Jeff Lovell 310.486.3080 KW-SANTA MONICA</p>		
<p>Cul-De-Sac</p>		



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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

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WEDNESDAY OPEN HOUSES

03 Sunset Strip - Hollywood Hills West *Single Family*

1717 COURTNEY AVE	Open	11-2	NEW
\$1,375,000	1+1	1sty-CALIFORNIA BUNGALOW	

Great Investment Opportunity! North of Hollywood BLVD a block away from Nichols Canyon. This property has a 6204 SqFt flat lot with the possibility for new construction with additional square footage.

Matt Larson	714-793-7196	BHHS CA PROPERTIES
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THURSDAY OPEN HOUSES

86 Pasadena *Single Family*

1716 PUTNEY RD	Open	11-2	NEW
\$1,500,000	3+2.5	2sty-MID-CENTURY	



A-FRAME, TWO STORY MID-CENTURY IN LINDA VISTA

Offering a secluded environment among Sycamore & Oak trees, the home was designed by Edward "Ted" Grenzbach, one of Los Angeles' premier architects. The "Architect to the Stars" designed for Hollywood notables including Frank Sinatra, Rock Hudson & Johnny Carson. The lower level's open floor plan includes 17 ft ceilings, wood beams & a brick floating fireplace. Remodeled kitchen in period style. The 3 Bdrms & two full baths are upstairs. Open Houses Wed 10-1, Thursday 11-2 & Sunday 2-5.

Leanne Reynolds	8187319300	www.1716PutneyRoad.com
G&C PROPERTIES		

FRIDAY OPEN HOUSES

53 Woodland Hills *Single Family*

20100 ALLENTOWN DR	Refresh.	10-1	NEW
\$1,725,000	4+3		



SPECTACULAR CALIFORNIA RANCH WITH HAMPTONS SOPHISTICATION

South of the Blvd & recently remodeled from head to toe, this lovely gated estate features a gracious entry foyer & airy living room w/ stone fireplace, vaulted ceilings & original beams. Beautiful eat-in kitchen w/ custom Walker-Zanger tile, quartzite counters, stainless appliances & view of rose garden. Architectural floor-to-ceiling windows beckon you to a sparkling pool and lush landscaping. Zoned for highly rated schools and minutes to Westfield Topanga, The Village & Valley Country Mart.

The Kostrey Collection	323-785-7545	Pool,Frldg,Ovn,Rng,W/D
NOURMAND & ASSOC-HW		

20271 ALLENTOWN DR	Open	11-2	NEW
\$1,279,000	4+2.5	1sty-CONTEMPORARY	



CLASSIC CONTEMPORARY S. OF VENTURA BLVD.

Classic contemporary home, S. of the boulevard in the esteemed Vista de Oro neighborhood. Meticulously maintained, this 4BD/3BA classic beauty welcomes you with neatly manicured landscaping, double entry doors and a spacious two car garage. Perfect for entertaining, boasting side-by-side family and living room, both with high vaulted beam ceilings, and an oversized backyard with ample room to create multiple sitting areas; surrounded by tall trees and luscious greenery, privacy is not a worry.

Courville/Fung	323.315.7463	
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

73 Studio City *Condo / Co-op*

4500 WHITSETT AVE #4	Open	11-2	NEW
\$499,000	2+2		




STUNNING CONDO IN THE HEART OF STUDIO CITY

Moments to all the shops, restaurants and nightlife of Ventura Blvd. Floorplan flows from a large open living room with fireplace and balcony that overlooks the pool to dining room and galley kitchen. Separate hallway has laundry closet with side by side machines, lots of storage and 2 bedroom bathroom suites both oversized with walk in closets. Located at the back of the building, this unit is quiet & serene. 1380 sq ft of living space. Owner has kept the unit immaculate and added wood floors.

MLS#19-442784	8183900434	Dshwshr,Washr, Dryer,Frzr,Hood Fan,Range
Heather Shorr		
SOTHEBYS INT REALTY		

12917 VALLEYHEART DR #13	Open	11-2	rev
\$795,000	2+3	CONTEMPORARY	



STUNNING, MULTI-LEVEL CONDO IS SITUATED ON A QUIET TREE LINE

This stunning, multi-level condo is situated on a quiet tree lined street, with easy access to all of Studio City's finest restaurants and shopping.

MLS#19-438204		Dshwshr,Dryer,Grbg Disp
Trevor Levin Adam Sires		
NOURMAND & ASSOCIATE		

BY APPOINTMENT

06 Brentwood *Single Family*

1104 N TIGERTAIL RD			NEW
\$5,500,000	6+8	OTHER	



SEE FULL PAGE AD


Incredible development opportunity to build your dream home on one of the best streets in prime Brentwood. The proposed project boasts a two-story architectural estate with views of the city, mountains and Getty Center. Complete with six bedrooms, five and a half bathrooms and featuring a double height great room, grand double staircase, gym, movie theatre, elevator and fifty foot infinity edge pool. Plans are ready to issue pending the excavation bond and haul route bond which are in process.

Parnes/Harris	310-407-9113	DEVELOPMENT OPPORTUNITY
THE AGENCY		

SUNDAY OPEN HOUSES

13 Palms - Mar Vista *Single Family*

12053 MARINE ST	Open	2-5	NEW
\$1,989,000	5+3	TRADITIONAL	



NO PHOTO AVAILABLE

This beautiful two story traditional home has been completely updated. The new hardwood floors welcome you to an open living and dining space. Enjoy cooking in the updated kitchen with custom cabinetry, large island & premium stainless steel appliances. The large deck provides access to the private backyard. A master suite is located on the first floor & features a large walk-in closet w/ high-end finishes. The bedrooms are fitted with spacious closets. There is a detached two-car garage.

MLS#19-440892		Bit-Ins,Dshwshr,Grbg Disp,Hood Fan,Micro
Sherri Noel		
KELLER WILLIAMS-SANT		

WEDNESDAY, THURSDAY, FRIDAY AND BY APPOINTMENT

SUNDAY

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chris@insigniamortgage.com



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DAMON GERMANIDES

BRE 01794261 | NMLS 317894
damon@insigniamortgage.com

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MERIDITH BAER HOME





LOAN OFFICER SPOTLIGHT



Buddy Epstein

310.968.4644

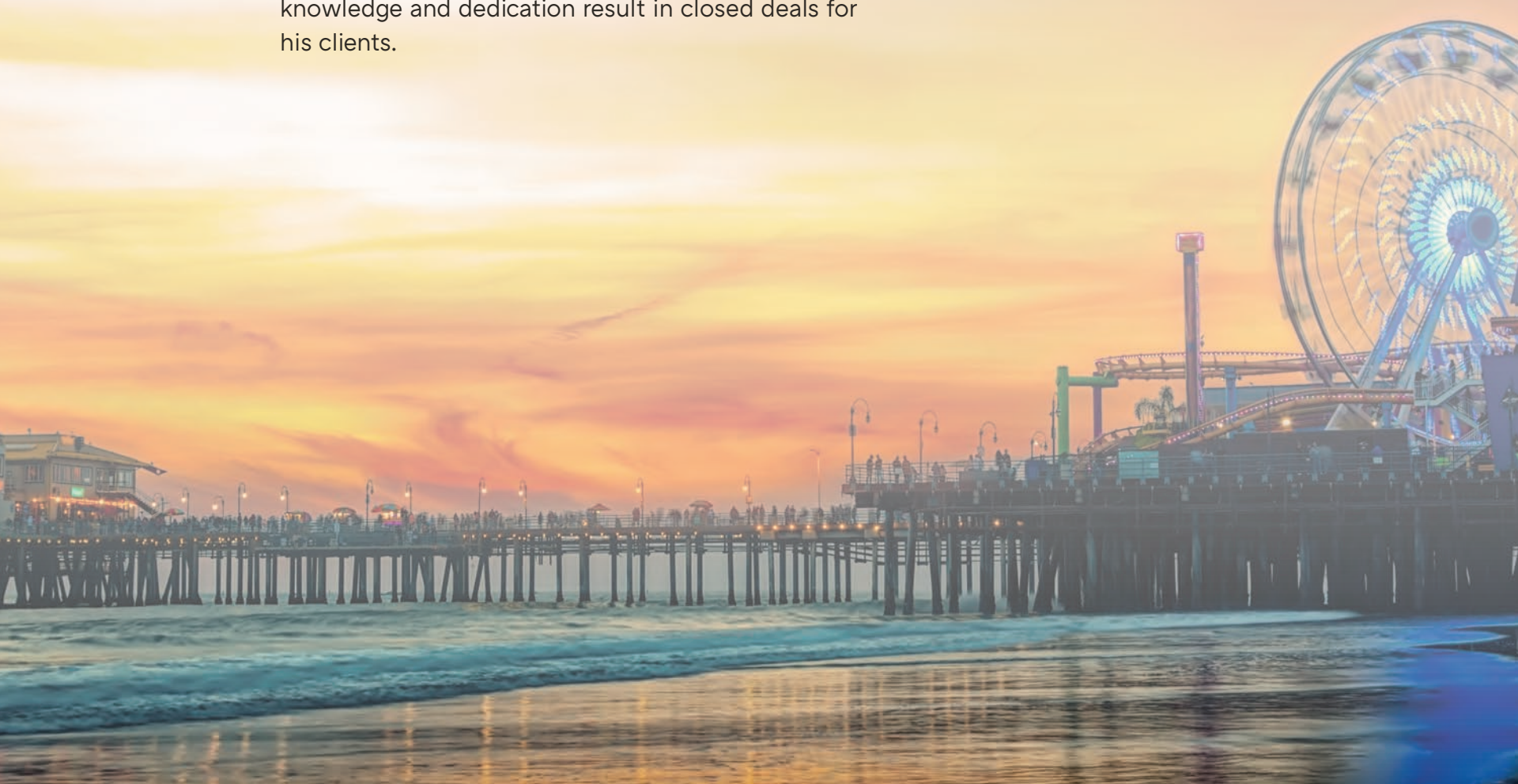
bepstein@myperlteam.com

NMLS #: 250664; CA: CA-DBO250664

Buddy Epstein has been a mortgage broker specializing in residential real estate financing for the past 18 years, and is also a member of the California Bar Association. He is client oriented and brings his legal expertise to all of his transactions. Buddy is a long time Westside/Beverly Hills resident and has developed relationships with the top Realtors, Business Managers, and CPAs. His knowledge and dedication result in closed deals for his clients.

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All loans subject to underwriting approval. Certain restrictions apply. Call for details. Licensed by the California Department of Business Oversight under the California Residential Mortgage Lending Act. NMLS30299www.nmlsconsumeraccess.org) Cross-Country Mortgage, Inc. 520 West Erie Street Chicago, IL 60654 NMLS 1806506 Illinois Residential Mortgage Licensee NMLS #: 250664 - 3029 - 3029

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- **SALES PRICE 2.9M**
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80% Only 1-Year Tax Returns

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

95% Jumbo Purchase - Los Angeles

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

75% LTV Foreign National - Venice

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

85% LTV - NO MI

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

90% Cross Collateral - West LA

- **SALES PRICE 10.3M**
- **5-YEAR INTEREST ONLY 4.75% APY (5.05% APR)**
- **90% FINANCING (DOWN PAYMENT ONLY 10%)**

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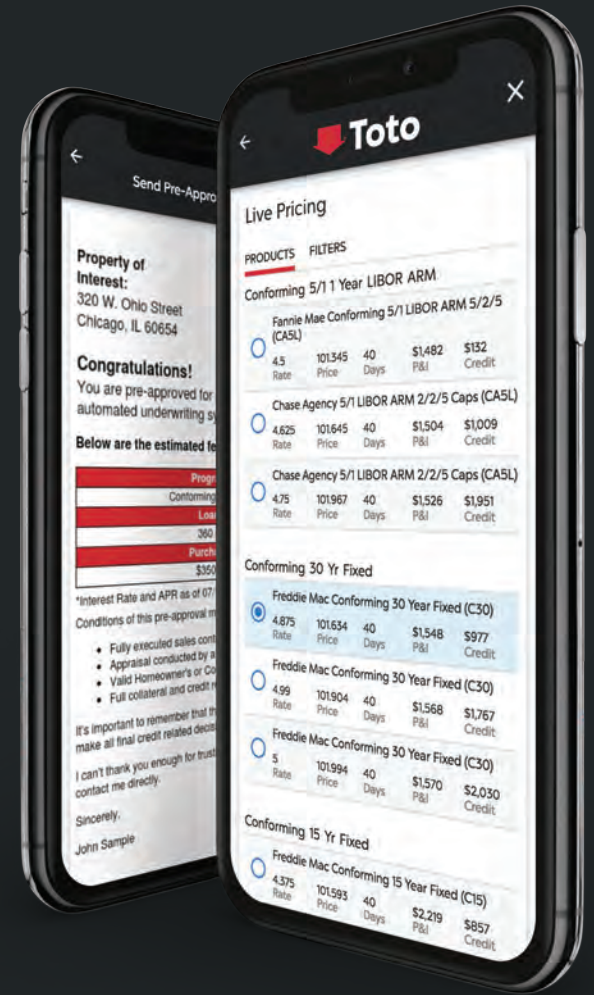
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Changing Cities & the Role of the Real Estate Agent

A BH/GLAAR Commercial Committee Expert Panel - Wednesday, April 17th



Christian Grusa
 Commercial Committee Chair
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Our Guest Speakers



John A. Mirisch
 Vice Mayor of Beverly Hills
 Mayor 2013-2014 & 2016-2017



Ron L. Frierson
 Director of Economic Policy
 Los Angeles Mayor's Office



Fabian Kremkus
 AIA, Architect at
 CO ARCHITECTS

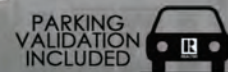


James Butts, Jr.
 Mayor
 City of Inglewood

Wednesday, April 17, 2018 - 10:30am - 1:30pm

\$20 for BH/GLAAR Members & \$30 for Non-Members

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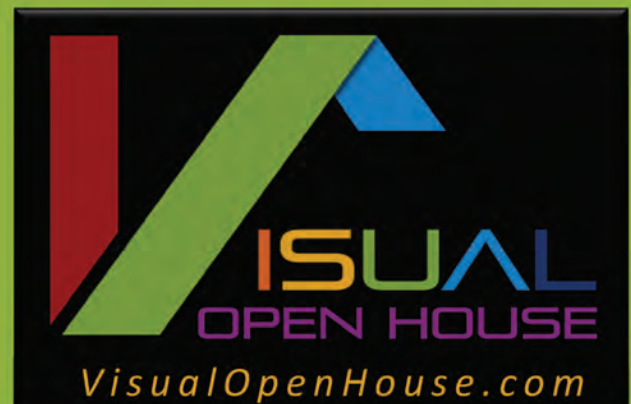
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