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colisted with Rick Hilton & Jeff Hyland

809 N REXFORD DRIVE | PRICE UPON REQUEST



4425 HASKELL AVENUE | \$11,999,000



2781 BENEDICT CANYON DRIVE | \$9,988,888

MARC NOAH | 310.968.9212 | MarcNoah.com

Sotheby's
INTERNATIONAL REALTY



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2607 GLENDOWER AVE | LOS FELIZ \$23,000,000

BRANDEN WILLIAMS | DRE 01774287, RAYNI WILLIAMS | DRE 0149678
310.691.5935

HILTON & HYLAND



OPEN TUESDAY 11-2

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

GARY GOLD | DRE 00813554
310.858.5411



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8015 BRIAR SUMMIT DR | HOLLYWOOD HILLS \$4,400,000

JONAH WILSON | DRE 01078809
310.858.5465



OPEN TUESDAY 11-2

121 ESPARTA WAY | SANTA MONICA \$14,995,000

BJORN FARRUGIA | DRE 01864250, ALPHONSO LASCANO | DRE 01723550, DREW FENTON | DRE 01317962
424.253.5489



OPEN TUESDAY 11-2

9360 READCREST DR | BEVERLY HILLS NEW PRICE \$8,995,000

DAVID YOCUM | DRE 01375515
310.560.6164



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133 S MAPLETON DR | HOLMBY HILLS \$78,000,000

JEFF HYLAND | DRE 00389584, RICK HILTON | DRE 00904327
310.278.3311

NEW LISTING



ARTIST RENDERING

BEL AIR | 10697 SOMMA WAY
\$100,000,000 | 8 Bedrooms, 21 Bathrooms
Fredrik Eklund O: 310.819.4260 DRE# 02074900

NEW LISTING



BEVERLY GROVE | 439 NORTH LAUREL AVENUE
\$2,749,000 | 3 Bedrooms, 3 Bathrooms
Jourdan Lee Khoo M: 310.598.8940 DRE# 01943027
Matt Kleintop M: 310.600.3337 DRE# 02006084



BEVERLY HILLS | 903 HARTFORD WAY
\$15,800,000 | 6 Bedrooms, 10 Bathrooms
Dena Luciano O: 310.600.3848 DRE# 01827352

NEW LEASE LISTING



BEVERLY HILLS | 1055 SHADOW HILL WAY
\$55,000/MO | 10 Bedrooms, 8 Bathrooms
Juliette Hohnen M: 323.422.7147 DRE# 01772623

NEW LISTING | OPEN TUESDAY 11-2



BEVERLY HILLS P.O. | 9584 HIDDEN VALLEY ROAD
\$11,250,000 | 5 Bedrooms, 6 Bathrooms
Juliette Hohnen M: 323.422.7147 DRE# 01772623



BEVERLYWOOD | 1234 DANIELS DRIVE
\$2,298,000 | 4 Bedrooms, 3 Bathrooms
Heather Altman M: 310.924.4664 DRE# 01833121



HANCOCK PARK | 55 FREMONT PLACE

\$16,999,000 | 10 Bedrooms, 8 Bathrooms

Stefani Stolper M: 310.733.6551 DRE# 01957452

Matthew Clayman M: 914.621.1553 DRE# 01993345



HIDDEN HILLS | 25220 WALKER ROAD

\$14,995,000 | 8 Bedrooms, 13 Bathrooms

Josh & Matthew Altman O: 310.819.3250 DRE# 01764587 / 01874316



HOLLYWOOD | 6735 YUCCA STREET #506

\$969,000 | 2 Bedrooms, 4 Bathrooms

Daniel Damico M: 323.481.2661 DRE# 02005038

Josh & Matthew Altman O: 310.819.3250 DRE# 01764587 / 01874316



HOLMBY HILLS | 133 SOUTH MAPLETON DRIVE

\$78,000,000 | 9 Bedrooms, 12 Bathrooms

Josh & Matthew Altman O: 310.819.3250 DRE# 01764587 / 01874316

Jacob Greene M: 310.595.3888 DRE# 01933997



SANTA MONICA | 152 WADSWORTH AVENUE

\$16,000/MO | 6 Bedrooms, 4 Bathrooms

Juliette Hohnen M: 323.422.7147 DRE# 01772623



WOODLAND HILLS | 5525 CANOGA AVENUE #302

\$485,000 | 2 Bedrooms, 2 Bathrooms

Jourdan Lee Khoo M: 310.598.8940 DRE# 01943027

Lanae Dedeaux M: 310.980.6523 DRE# 02041366



WESTWOOD
 10535 Ashton Avenue, Unit 104
\$1,150,000
 3 Bed | 3 Bath | 1,680 Sq Ft
 By Appointment

Brian Wiener
 310.922.4408
 brian.wiener@compass.com
 DRE 01259067



PACIFIC PALISADES
 1143 Ravoli Drive
\$24,450,000
 8 Bed | 12 Bath | 13,777 Sq Ft
 Open Tuesday 11-2pm

Hugh Evans III
 310.500.1331
 hugh@hughevans3.com
 DRE 00997121
Randy Forbes, Jr.
 310.345.7082
 forbesmb@verizon.net
 DRE 01066294



CHEVIOT HILLS
 10561 Clarkson Road
\$2,295,000
 5 Bed | 3 Bath | 2,400 Sq Ft
 By Appointment

Mimi & Maureen McCormick
 310.367.2090 | 310.613.7924
 mimi@mccormicksla.com
 DRE 01816192 | 00716084

COMPASS

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compass.com



BEL AIR
10843 Portofino Place
\$4,695,000
5 Bed | 5 Bath | 4,989 Sq Ft

Laura Brandt
818.400.0476
laura.brandt@compass.com
DRE 01372976

By Appointment



SANTA MONICA
401 18th Street
\$4,995,000
4 Bed | 5 Bath | 4,542 Sq Ft

By Appointment

Richard Stearns
310.850.9284
richard.stearns@compass.com
DRE 01118915
Bret Parsons
310.497.5832
bret.parsons@compass.com
DRE 01418010



SANTA MONICA
844 Berkeley Street
\$7,250,000
5 Bed | 7 Bath | 180° Views
9,809 Sq Ft Lot
By Appointment

Charles Pence
310.403.9238
cp@phsrealty.com
DRE 00670728

COMPASS



WEST HOLLYWOOD
810 N. Orlando Ave
\$12,850,000
 6 Bed | 9 Bath | 9,571± Sq Ft

By Appointment

Jeeb O'Reilly
Alex Harden
Tori Barnao
 310.980.5304
 DRE 01156891 | 02061152 | 01425512



HOLLYWOOD HILLS
2110 Hercules Dr
\$8,495,000
 5 Bed | 6 Bath

By Appointment

Aaron Kirman
 424.249.7162
 DRE 01296524



ENCINO
4519 Haskell Ave
\$7,395,000
 8 Bed | 9 Bath | 10,200± Sq Ft

New Listing

Angelo Fierro
Aaron Kirman
Dorit De Luca
 323.821.5353
 DRE 01724787 | 01296524 | 02007669



BRENTWOOD
356 S. Westgate Ave
\$6,595,000
 7 Bed | 8 Bath | 6,970± Sq Ft

New Price

Jane Brill Gavens
 310.497.5166
 DRE 01468938



BRENTWOOD
126 S. Westgate Ave
\$5,699,000
 5 Bed | 6 Bath | 5,280± Sq Ft

By Appointment

Neyshia Go
 310.882.8357
 DRE 01933923



SUNSET STRIP
1286 Sunset Plaza Dr
\$4,095,000
 4 Bed | 5 Bath | 4,068± Sq Ft

By Appointment

Cindy Williamson
 310.367.5631
Jane Brill Gavens
 310.497.5166
 DRE 02035635 | 01468938

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BEL-AIR
2037 Stradella Rd
\$2,945,000
3 Bed | 2 Bath | 2,310± Sq Ft | Rendering

By Appointment

Arvin Haddad
310.909.6434
Aaron Kirman
424.249.7162
DRE 01930604 | 01296524



PASADENA
639 S. Los Robles Ave
\$2,588,000
6 Bed | 5 Bath | 3,560± Sq Ft

New Listing

Tom Flanagan
310.650.5511
DRE 01330299



SHERMAN OAKS
14806 Hesby St
\$2,450,000
5 Bed | 5.5 Bath | 4,224± Sq Ft

New Listing

Kristin Neithercut
323.397.0800
DRE 02003278



LOS FELIZ
3765 Arbolada Rd
\$2,250,000
7 Bed | 6 Bath | 3,883± Sq Ft

By Appointment

Laura Epstein
213.359.4711
DRE 01911503



WEST HOLLYWOOD
751 Poinsettia Pl
\$1,999,000
2 Bed | 2 Bath | 1,134± Sq Ft

Open Tues. 11-2 | New Listing

Jay Martinez
Gilbert Dirige
323.377.8332
DRE 01905744 | 01920132



WEST HOLLYWOOD
8941 Ashcroft Ave
\$1,829,000
2 Bed | 2 Bath | 1,400± Sq Ft

Open Tuesday 11-2pm

Brian Mazurkiewicz
310.386.9086
DRE 01031359



8476 COLE CREST DRIVE | LOS ANGELES
 2 BEDROOMS | 2 BATHS | JETLINER VIEWS
 NIK KAFETZOPOULOS 949.291.5153
 colecrestdrive.com | Nikkafetzopoulos@gmail.com

\$3,995,000



14465 MULHOLLAND DRIVE | LOS ANGELES
 LEASE | 6 BEDROOMS | 7.5 BATHS | 8,970 SQ FT
 DEE CRAWFORD 310.259.4428
 DeeCrawford@kw.com

\$19,500 MO



14445 MULHOLLAND DRIVE | LOS ANGELES
 LEASE | 5 BEDROOMS | 6 BATHS | 7,331 SQ FT
 DEE CRAWFORD 310.259.4428
 DeeCrawford@kw.com

\$17,950 MO



1219 4TH AVENUE | COUNTRY CLUB PARK
5 BEDROOMS | 5 BATHS | CRAFTSMAN BEAUTY

\$1,549,000

NICK MERCADO 323.896.9955

nick@nickmercado.com



25548 KINGSTON COURT | CALABASAS
5 BEDROOMS | 6.5 BATHS | GATED MOUNTAIN VIEW ESTATE

\$4,750,000

DEE CRAWFORD 310.259.4428 | MARC SHEVIN 818.251.2456

deecrawford@kw.com | marcshevin@gmail.com



8568 BURTON WAY #305 | BEVERLY-GROVE
2 BEDROOMS | 2 BATHS | TOP FLOOR UNIT

\$1,099,000

AARON LEIDER 310.954.0555

www.AGLregroup.com | aaronleider@kw.com



462 S. MAPLE DRIVE #PH | BEVERLY HILLS
4 BEDROOMS | 4 BATHS | PENTHOUSE LUXURY CONDO W/VIEWS

\$3,980,000

INNA SANTOSO 310.424.0391

462smapledriveph.com | homes@innasantoso.com



1154 S. LONGWOOD AVENUE | LOS ANGELES
DUPLEX DELIVERED VACANT

\$1,375,000

EITAN DAGAN 310.633.0438

edagan@kw.com



3127 CARDIFF AVENUE | BEVERLYWOOD
3 BED | 3 BATH | 2517 SQFT | 5430 LOT SIZE

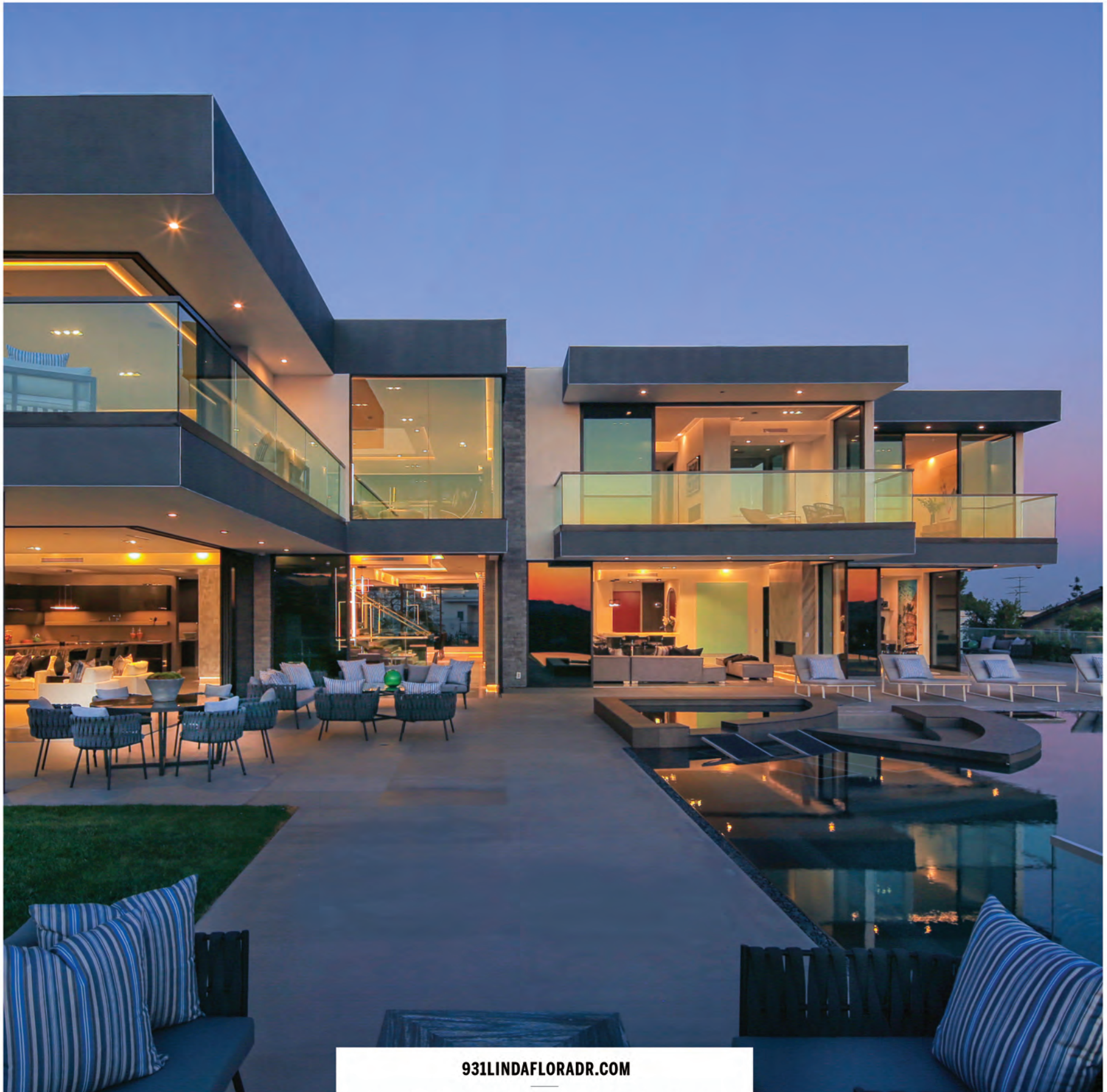
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Damoon Songhorian | Damoon.Songhorian@sothebyshomes.com | 310.770.3344



16677STONEOAK.COM

Stone Oak Park | 5BD/5BA | 2,612 SQ.FT. | \$5,490,000
Betsy Walton | Betsy.Walton@sothebyshomes.com | 310.463.2211



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Brentwood Hills | 4BD/4.5BA | 4,527 SQ.FT. | \$4,595,000
Steven Moritz | Steven.Moritz@sothebyshomes.com | 310.871.3636



401LAJOLLA.COM

Beverly Grove | 5BD/5.5BA | 5,544 SQ.FT. | \$4,495,000
Marc Noah | Marc@marcnoah.com | 310.968.9212



4039CROMWELL.COM

Los Feliz | 4BD/6BA | 6,529 SQ.FT. | \$4,398,000
Jacqueline Tager | Jacqueline.Tager@Sothebyshomes.com | 323.697.3040



10940TERRYVIEW.COM

Studio City | 5BD/6.5BA | 5,200 SQ.FT. | \$3,449,000
TJ Paradise | Anthony.Paradise@sothebyshomes.com | 310.279.8303



5531REDOAK.COM

Los Feliz Oaks | 4BD/4BA | \$2,998,000
Patricia Ruben | Patricia.Ruben@sothebyshomes.com | 323.333.3801

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1806 LOMA VISTA DR **TROUSDALE ESTATES**
 5 BD | 7 BA | 6,102 SF | Offered at \$8,495,000
 FEDERICO SALVATORI | JAVIER PUGA-PHILLIPS | 310.500.8213



17753 CALLE DE PALERMO **PACIFIC PALISADES**
 7 BD | 7 BA | 11,563 SF | 0.64 Acres | Offered at \$5,799,000
 R. BARSAMIAN | S. MILLER | M. SOMMERS | 213.280.0247



410 23RD ST **SANTA MONICA**
 4 BD | 3 BA | 8,863 SF LOT | Offered at \$4,295,000
 RAYMOND DOMINGUEZ | SANDRA MILLER | 310.595.6549



8625 WONDERLAND AVE **LAUREL CANYON**
 5 BD | 6 BA | 3,892 SF | Offered at \$3,699,000
 JOHN STEINER | JOAN YARFITZ | 310.666.1454



0 WAGON WHEEL RD **JOSHUA TREE**
 3 BD | 3 BA | 2,112 SF | 22.5 Acres | Offered at \$2,300,000
 R. DOMINGUEZ | G. REID | S. MILLER | 310.595.6549



4937 HAYVENHURST AVE **ENCINO**
 6 BD | 4 BA | 4,312 SF | 12,356 SF LOT | Offered at \$2,295,000
 RYAN SHIMP | SANDRA MILLER | 818.314.8606

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 310.777.7510



SANTA MONICA
 SANTAMONICA.EVUSA.COM
 310.460.2525



4174 FALLING LEAF DR **ENCINO**
 5 BD | 4 BA | 4,291 SF | Offered at \$1,775,000
 MICHAEL MARTIN | 949.500.1979



800 N HOBART BLVD **MELROSE HILL**
 4 BD | 3 BA | 2,142 SF | Offered at \$1,500,000
 JOHN STEINER | JOAN YARFITZ | 310.666.1454



14687 SHERMAN WAY **VAN NUYS**
 2 BD | 3 BA | 1,410 SF | Offered at \$550,000
 JAVIER PUGA-PHILLIPS | 323.573.1516



1522 S CENTINELA AVE #204 **LOS ANGELES**
 1 BD | 1 BA | 623 SF | Offered at \$525,000
 ANDREA MARTIN | 310.720.7187



12007 CREST CT **BEVERLY HILLS**
 6 BD | 7 BA | 5,649 SF | Offered at \$35,000/mo
 SAM REAL | 323.533.1277



2041 N SYCAMORE AVE **LOS ANGELES**
 3 BD | 5 BA | 2,300 SF | Offered at \$13,750/mo
 RAYMOND DOMINGUEZ | 310.595.6549

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ARCHITECTURE AND INTERIORS BY JOHN PAWSON
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Kurt Rappaport (310) 860-8889 | CalBRE# 01036061



THE FOOTHILL ESTATE BEVERLY HILLS | \$97,500,000

Idyllically located on 3.25 +/- lush acres, this eco-friendly property comprises one of the five largest useable parcels in Beverly Hills. Designed by Richard Meier & Partners Architects, led by Principal Designer Michael Palladino, FAIA. Timeless yet contemporary design, incorporating natural elements create an inspired sense of place. weahomes.com/listing/the-foothill-estate
Stephen Shapiro (310) 860-8888 | CalBRE# 01257836



THE HANOVER HOUSE BEVERLY HILLS | \$39,995,000

One of the most anticipated brand new moderns to ever hit the market in Beverly Hills. An incredible estate designed by Roman James that raises the bar for ultimate luxury. Commanding views and unrivaled offerings. weahomes.com/listing/1029-hanover-dr
Kurt Rappaport (310) 860-8889 | CalBRE# 01036061
Drew Meyers (310) 924-5769 | CalBRE# 01324387



ONCE IN A LIFE TIME OPPORTUNITY MALIBU | \$35,000,000

A rare & iconic property offering 100' of dry sandy beach frontage on the best part of Carbon Beach. Featuring 2 beach front swimming pools along the water's edge. Just steps away from Nobu & the Malibu Pier. Gated & private vintage style Contemporary main residence, 3 guest apts, 3 spacious storefront offices fronting PCH & more. weahomes.com/listing/22514-pch
Mark S. Gruskin (310) 924-5769 | CalBRE# 01324387



LEGENDARY WALLACE NEFF ESTATE BEL AIR | \$34,000,000

Built for studio mogul Sol Wurtzel, and the former home of Howard Hughes, Prince Rainier, and Elvis Presley. One of the most prized properties in all of old Bel Air on 1.5+ acres. Stunning gardens, a pool, and tennis court. A stunning Spanish Colonial mansion in perfect condition. weahomes.com/listing/10539-bellagio-rd
Kurt Rappaport (310) 860-8889 | CalBRE# 01036061



SPECTACULAR MODERN VIEW ESTATE SUNSET STRIP | \$26,995,000

Walls of glass overlook spectacular jetliner views and an incredible swimming pool with outdoor areas perfect for entertaining. Features 7 beds, 12 baths, & every conceivable amenity: full spa/wellness center with a resistance pool, plunge pool, movie theater, the first ever open-air shark aquarium with a living wall canopy, and much more. weahomes.com/listing/9255-swallow-dr
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Amy Colvin
310.625.7559
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Fred Holley
310.780.7653
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Cheviot Hills, CA 90064
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Jan Reichmann **John Dowd**
310.666.9708 310.993.4983
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NELSON SHELTON

REAL ESTATE



Proudly Presents

3 Bd, 2 Ba + Pool OPEN SAT&SUN 2-5



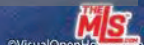
1115 Maple St, South Pasadena
\$1,789,000
Andre Bohbot 310.467.1870



4 Bd, 3 Ba Pool & View OPEN TUES 11-2



3819 Sherview Dr, Sherman Oaks
\$2,350,000
Mitra Berman 310.387.6199



3 Bd, 2 Ba Prime Location OPEN TUES 11-2



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Elsa Nelson 310.345-9306

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310.508.5008 | homes@stevefrankel.com
CalRE# 01195571



232 S RIMPAU | HANCOCK PARK | OPEN 11-2



PAUL WILLIAMS ON THE GOLF COURSE

\$7,950,000

DENISE HAMILTON
213.308.1005

JOYCE REY
310.285.7529

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



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JR CalDRE: #00465013 DH CalDRE #01884381

3100 BENEDICT CANYON | BHPO | OPEN 11-2



MAJESTIC VILLA. TIMELESS ELEGANCE.

STEPHEN APELIAN
323.804.3400

JOYCE REY
310.285.7529

HUGE PRICE REDUCTION \$15,988,000

WWW.3100BENEDICT.COM

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



**GLOBAL
LUXURY®**

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DRE: #00465013 DRE #01885055

PROGRESSIVE BROKER

TUESDAY MARCH 19, 2019



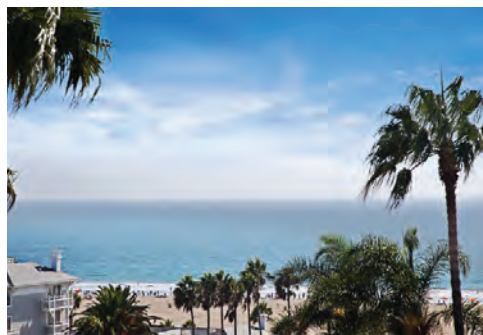
1755 OCEAN AVE #304
2 BD | 2 BA | \$3,995,000



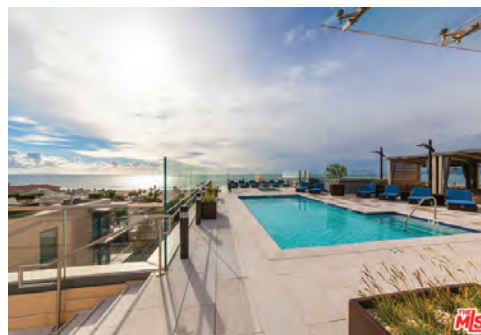
1755 OCEAN AVE #203
2 BD | 2 BA | \$1,999,000



1755 OCEAN AVE #501
1 BD | 2 BA | \$1,899,000



1755 OCEAN AVE #605
2 BD | 2 BA | \$7,900



1755 OCEAN AVE #702
2 BD | 3 BA | \$2,995,000



1755 OCEAN AVE #801
1 BD | 1.5 BA | \$10,000



1705 OCEAN AVE #503
2 BD | 2 BA | \$3,195,000



1705 OCEAN AVE #411
2 BD | 2 BA | \$2,850,000



1705 OCEAN AVE #106
1 BD | 2 BA | \$1,795,000

1705 & 1755 OCEAN

OPEN HOUSE EVENT

11:00AM - 2:00 PM



1705 OCEAN AVE #208
2 BD | 3 BA | \$2,799,000



1705 OCEAN AVE #206
1 BD | 2 BA | \$1,498,000



1705 OCEAN AVE #502
2 BD | 2 BA | \$3,199,000



1705 OCEAN AVE #315
2 BD | 2 BA | \$2,420,000



1705 OCEAN AVE #501
3 BD | 3 BA | \$6,250,000



1705 OCEAN AVE #510
2 BD | 3 BA | \$4,400,000

- ✓ **OPEN HOUSE**
- ✓ **RAFFLE - BRING YOUR BUSINESS CARDS****
- ✓ **FOOD IN ALL UNITS**
- ✓ **PRIZES - LOTTERY TIX, IPAD, APPLE WATCH**

**Agents must see all units to qualify for the raffle

AVE. SANTA MONICA

727 NORTH BEVERLY GLEN

OFFERED AT \$6,500,000

OPEN TUESDAY 11-2 | TWILIGHT 7-10 PM

IVANA OCTAVIANI

213.372.9000

IVANA@NESTSEEKERS.COM

DRE 02074626

SHAWN ELLIOTT

516.695.6349

SHAWNELLIOTT@NESTSEEKERS.COM

DRE 02018471

ALYSSA AZZARA

424.777.5100

ALYSSAAZZARA@NESTSEEKERS.COM

DRE 02046399

NestSeekers
INTERNATIONAL



541 STASSI LANE, SANTA MONICA , CA 90402

5 Bedrooms, 6 Bathrooms, Offered at \$8,495,000. By appointment only.

Masterwork, brand new custom construction architectural LivingHome designed by Ray Kappe, FAIA, and a once-in-a-lifetime opportunity to own a sun-drenched, ocean view Modernist home from one of America's most pre-eminent and internationally revered architects. Details and photos at www.541Stassi.com.



T O D D B A K E R

ToddBakerHomes.com

310.801.1475

toddbaker@coldwellbanker.com

CaBRE 01446166



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JUST LISTED



1945 STONER AVENUE, LOS ANGELES, CA 90025

Two Properties on One Lot | 3 Bed + 2 Bath & Newly Built Attached Income Property

When you walk into 1945 Stoner you immediately feel at home in this bright, open and modern space. With a professionally landscaped front and back yard, there's plenty of room for your kids or animals to play. The beautifully remodeled, vaulted ceiling kitchen and living area will bring the family together or make an impressive space for entertaining. Whatever your living style, 1945 Stoner is a match. Located adjacent to the main home, you have a newly built 1,000 sf two story property currently leased. You MUST come see to fully appreciate this property!

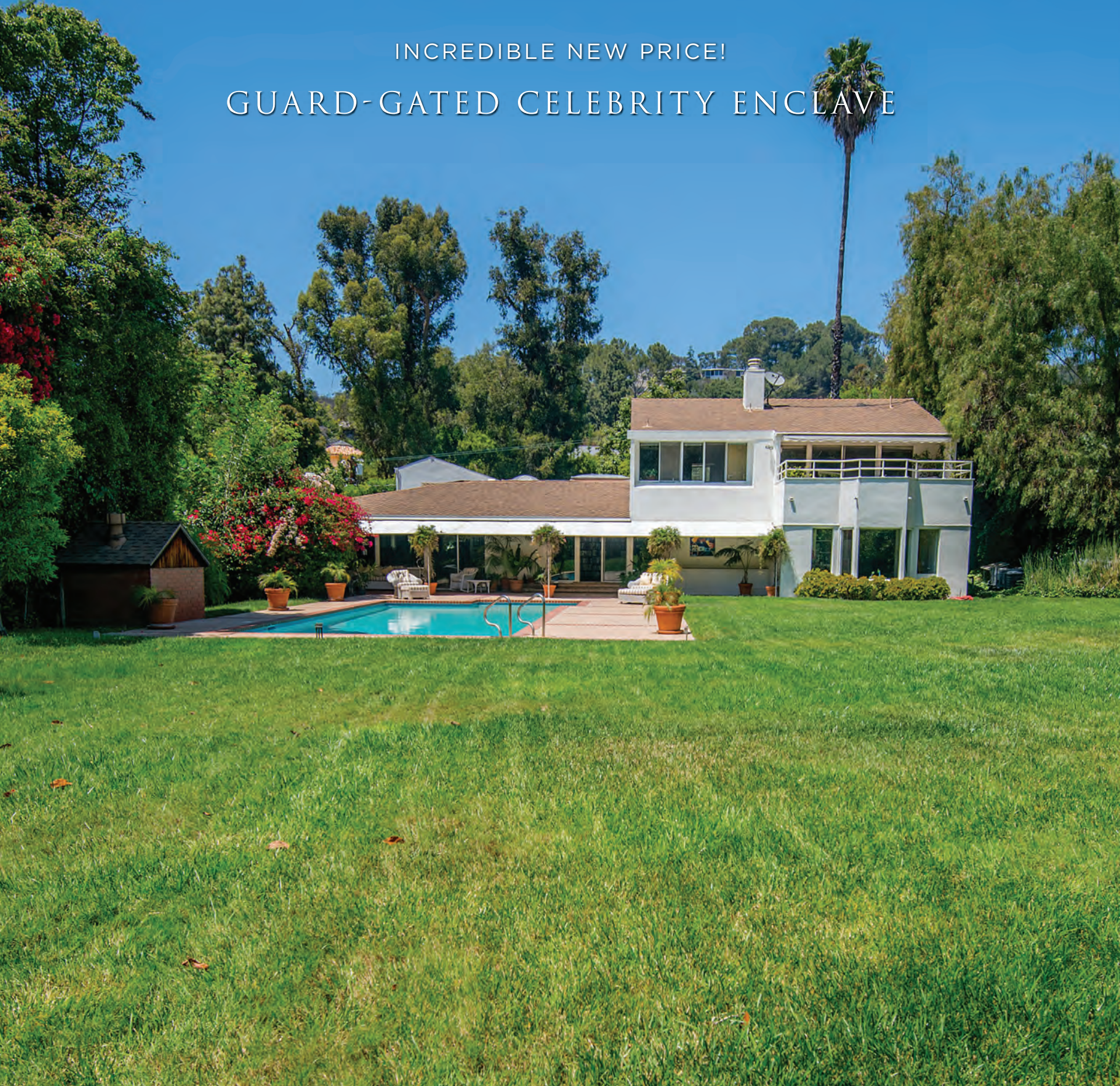
OFFERED AT: \$2,049,000



BROKER OPEN
TUESDAY
MARCH 19TH
11 - 2PM



INCREDIBLE NEW PRICE!
GUARD-GATED CELEBRITY ENCLAVE



9584 HIDDEN VALLEY ROAD | BEVERLY HILLS PO | \$11,250,000 | OPEN TUESDAY 11-2



GLOBAL
LUXURY



JADE MILLS
310.285.7508

HOMES@JADEMILLS.COM

JULIETTE HOHNEN
323.422.7147

JULIETTE.HOHNEN@ELLIMAN.COM

ALEXIS LAMONTAGNA
310.280.8080

ALEXIS.LAMONTAGNA@GMAIL.COM

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

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JM: DRE #00526877 AL: DRE #01400539 JH: # BRE 01772623

TWO POINT DUME HOMES | TWO ACRES | BEACH RIGHTS

28901 AND 28873 BONIFACE DRIVE, MALIBU



SALE PRICE

\$9 950 000



SUSAN  MONUS

(310) 589-2477

SUSAN@SUSANMONUS.COM | WWW.SUSANMONUS.COM | @MALIBUHOMES | CALRE# 00827409

LUXURY PROPERTY SPECIALIST | COLDWELL BANKER RESIDENTIAL BROKERAGE



GLOBAL
LUXURY®

Charming and Spacious 1 Story on Coveted Road



208 South Maple Drive • Beverly Hills

- 1st time for sale in decades!
- Trust sale – No court confirmation required
- Sunlit charmer of over 2,350 square feet (per tax records)
- 4 bedrooms 2.5 bathrooms
- Large high ceiling living room
- Wonderful formal dining room with adjacent den area
- Sizable kitchen overlooks the yard
- Featuring lovely wood floors in certain rooms
- Newer central HVAC per the trustee
- Rear patio space with abundant fruit and citrus trees/shrubs
- 2 car detached garage
- Truly one of the most desirous roads west of Doheny Drive
- Moments from the best of Beverly Hills
- Ultimate curb appeal and endless potential to be the gem it deserves to be!



Grand Opening Tuesday, March 19th • 11-2

\$2,699,000

Michael J. Libow

COLDWELL BANKER

(310) 285-7509 | CalDRE #00863172

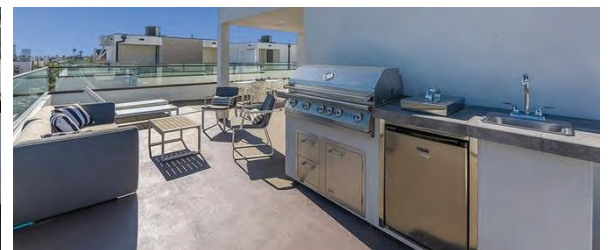
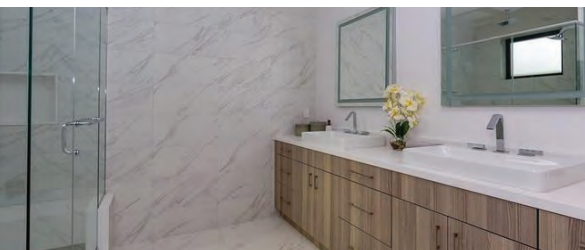


GLOBAL LUXURY®

COLDWELL BANKER RESIDENTIAL BROKERAGE

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NOW SELLING 11 NEW MODERN HOMES VIEWS OF HOLLYWOOD SIGN AND DOWNTOWN LA



**733 -744 NO. GRAMERCY PL. HOLLYWOOD, CA 90038
FROM \$1,349,000**

NEW DEVELOPMENT CONSISTING OF 3 AND 4 BEDROOMS RANGING FROM 2,000 - 2,700 SQ. FT. WITH APPROX. UP TO 500 SQ. FT. ROOF TOP PATIOS FEATURING OUTDOOR KITCHENS, **PANORAMIC VIEWS OF HOLLYWOOD SIGN, DOWNTOWN LA, HOLLYWOOD HILLS & CITY LIGHTS.** FOUR UNIQUE FLOOR PLANS, THIS RESIDENTIAL DEVELOPMENT IS CREATED TO MEET THE HIGHEST EXPECTATIONS: "CONTROL 4" SMART-HOME TECHNOLOGY, OPEN FLOOR PLANS WITH HIGH CEILINGS, CHEF'S KITCHENS FOR SOPHISTICATED ENTERTAINING.

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DRE Lic#00790097

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kw
KELLERWILLIAMS.



OPEN TUES 11-2
CATERED LUNCH
19 20th Ave
VENICE, CA
\$3,000,000

DESIGNER DONE
ARCHITECTURAL DUPLEX
BEAUTIFUL WALK ST
STEPS TO THE SAND



IAN BROOKS
310.428.6569

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HomeServices

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COLLECTION



ARGYLE HOUSE

Reduced Price
\$18,995 per month



ONE-OF-A-KIND PENTHOUSE

3 bedrooms / 3 baths • Two wrap-around balconies, with panoramic views that include the Hollywood Sign and Capitol Records Building • Floor-to-ceiling windows
Over 10' ceilings • Stunning interiors by Marmol Radziner

24/7 attended lobby • Landscaped terrace and pool • Entertainment lounge with bar and billiards • Library lounge • Home manager and move-in coordination from *Life Simplified* by Related and Hello Alfred

Reduced Price: \$18,995 per month

5% Broker Commission • Immediate Occupancy

WHERE YOUR HOLLYWOOD STORY COMES TO LIFE

1755 ARGYLE AVENUE, LOS ANGELES, CA 213.269.5390 ARGYLEHOUSELA.COM



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MID-CENTURY ARCHITECTURAL MASTERPIECE



1514 RISING GLEN ROAD | \$5,250,000

OPEN TUESDAY, MARCH 19TH • 11-2PM

A mid-century architectural masterpiece located on prestigious Rising Glen Road. Originally built in 1954, the Honnold and Rex Architectural Research house was masterfully updated and renovated by legendary designer/builder Xorin Balbes. Published in Architectural Digest, this completely private sanctuary is just seconds from Sunset Boulevard and features an expansive indoor/outdoor floor plan opening to a resort-like pool and grounds. Clean lines elegantly define space with soaring fireplaces, light-filled glass walls, luxurious bathrooms, and views of city lights. Fall in love with sophisticated Los Angeles living at its best.

**EXCLUSIVE
REPRESENTATION**

Carl Gambino
646-465-1766
cg@weahomes.com
CALBRE#:01971890

WEAHOMES.COM



WESTSIDE ESTATE AGENCY

BEVERLY HILLS | 210 North Canon Drive, Beverly Hills, CA 90210 (310) 247-7770
MALIBU | "In The Country Mart" 23410 Civic Center Way, Malibu, CA 90265 (310) 456-1171
MIAMI | 2100 Ponce de Leon Blvd, 7th Floor, Coral Gables, FL 33134 (305) 447-1471



15007 BESTOR BLVD.

PALISADES VILLAGE | \$8,195,000

OPEN TUESDAY 11-2 PM | VIP TWILIGHT OPEN HOUSE 5-8PM | NEW LISTING

6 BEDS | 7 BATHS | 7,500 SQ. FT. | 8,171 SQ. FT. LOT



CO-LISTED WITH



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, daylit entertainer's level, theater, rooftop lounge and elevator to all three floors.



SANTIAGO ARANA

SANTIAGO@THEAGENCYRE.COM
310.926.9808
LIC. # 01492489

ROBERT ECKMANN

ROBERTECKMANN@BHHSCAL.COM
310.701.7622
LIC. # 01416827

THEAGENCYRE.COM

An international associate of Savills





Exquisite French Contemporary Tennis Court Estate

9719 HEATHER ROAD | BHPO | \$22,995,000

Settled on nearly four acres, minutes from the heart of Beverly Hills, this exquisite French contemporary tennis court estate has just completed an extensive renovation. Designed for entertaining, grand-scale interiors boast high ceilings, floor-to-ceiling windows and marble finishes throughout. French doors open to sprawling grounds, including rolling lawns, expansive pool terrace, outdoor kitchen, mini golf course and a vineyard overlooking majestic views of the city, ocean and mountains.

**OPEN
TUESDAY
11-2PM**

NEW PRICE
5 BEDS
7.5 BATHS
3.88 ACRE LOT

MAURICIO UMANSKY MUMANSKY@THEAGENCYRE.COM | 424.230.3701 | LIC. # 01222825
JADE MILLS HOMES@JADEMILLS.COM | 310.285.7508 | LIC. # 00526877

CO-LISTED WITH





2649 STONER AVENUE
WEST LOS ANGELES | \$1,495,000

OPEN TUESDAY 11-2 PM
2 BEDS | 2 BATHS | 1,392 SQ. FT. | 5,000 SQ. FT. LOT

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

TOM WRIGGLESWORTH
TOM.W@THEAGENCYRE.COM
424.259.4755
LIC. # 02037620



RENDERING



RENDERING



1104 N. TIGERTAIL ROAD

BRENTWOOD | \$5,500,000

RTI | DEVELOPMENT OPPORTUNITY | NEW LISTING

6 BEDS | 8 BATHS | 12,000 SQ. FT. | 1.15 ACRE LOT | PLANS BY IR ARCHITECTS

JAMES HARRIS JAMES@THEAGENCYRE.COM | 424.400.5915 | LIC. # 01909801

DAVID PARNES DPARNES@THEAGENCYRE.COM | 424.400.5916 | LIC. # 01905862



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*All square footages and lot sizes are approximate. Seller and Seller's Broker/Agents are not responsible for guaranteeing. Buyer to independently verify same.



3056 ARROWHEAD DRIVE
LAKE HOLLYWOOD | \$2,685,000

OPEN TUESDAY 11-2PM | NEW LISTING
4 BEDS | 3 BATHS | 2,883 SQ. FT. | 12,575 SQ. FT. LOT

JOHN TASHTCHIAN JOHN.T@THEAGENCYRE.COM | 818.968.2822 | LIC. # 01453364
JAMES HARRIS JAMES@THEAGENCYRE.COM | 424.400.5915 | LIC. # 01909801
DAVID PARNES DPARNES@THEAGENCYRE.COM | 424.400.5916 | LIC. # 01905862



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2462 SOLAR DRIVE

SUNSET STRIP | CALL FOR OFFERS

5 BEDS | 7 BATHS | 9,800 SQ. FT. | 16 ACRE LOT

Presenting this exceptional Hollywood Hills Estate on approximately 16 acres in the prestigious celebrity enclave of Nichols Canyon. This is a rare opportunity to own an oasis of this magnitude with panoramic city, ocean, and mountain views. The currently 9,800 square-foot Mediterranean, entertainers home sit behind gates and has endless possibilities to be reimaged.

Submit an offer above \$6,995,000 by April 4, 2019 for this exclusive opportunity.

**OPEN
TUESDAY
11-2PM**

**NEW
LISTING**



AILEEN COMORA

424.230.3746
LIC. # 01002982

PAUL LESTER

424.230.3747
LIC. # 01338925



RHETT WINCHELL

818.371.0000
LIC. # 00867471



630 N. MARTEL AVENUE

LOS ANGELES | \$3,950,000

4 BEDS | 4.5 BATHS | 4,620 SQ. FT. | 7,405 SQ. FT. LOT

This stunning gated architectural is close to Melrose shops and restaurants. The loft-like open floor plan 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 large island. One main floor bedroom suite plus three more upstairs include a spectacular master bedroom with double walk-in closets and lavish bathroom. All making this wonderful compound a perfect retreat.

OPEN
TUESDAY
11-2PM

NEW
LISTING

EDWARD FITZ EFITZ@THEAGENCYRE.COM | 424.230.3757 | LIC. # 01023092

CHARLIE HEYDT CHEYDT@THEAGENCYRE.COM | 424.230.3750 | LIC. # 01889360



2021 DAVIES WAY

SUNSET STRIP | \$2,795,000

FLAWLESS CONTEMPORARY WITH JETLINER VIEWS

4 BEDS | 3.5 BATHS | 3,168 SQ. FT. | 3,080 SQ. FT. LOT

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 district.

OPEN
TUESDAY
11-2PM

NEW
LISTING

BEN BELACK BBELACK@THEAGENCYRE.COM | 424.233.0922 | LIC. # 01900787
PAUL BLAIR PBLAIR@THEAGENCYRE.COM | 424.239.6480 | LIC. # 01792671



851 N. KINGS ROAD #PH304

WEST HOLLYWOOD | \$1,688,000

CORNER PENTHOUSE WITH ROOFTOP DECK
3 BEDS | 3 BATHS | 1,950 SQ. FT.

Located in Prime West Hollywood, this three-bedroom, three-bathroom, corner penthouse has an abundance of natural light and privacy. Sited in the south-east corner of the desirable and recently updated Kings West, this 1,950-square-foot, two-story residence is appointed with vaulted ceilings, gourmet kitchen with stainless appliances, custom cabinetry, and custom wine bar with storage. The kitchen, dining room, and living room with patio are seamlessly connected, making for the ideal configuration for entertainment.

OPEN
TUESDAY
11-2PM

NEW
LISTING



3101 BARBARA COURT
HOLLYWOOD HILLS | \$1,525,000

OPEN TUESDAY 11-2 PM | NEW LISTING
4 BEDS | 5 BATHS | 2,940 SQ. FT. | 6,814 SQ. FT. LOT

BRAD SIMPSON
BRAD.SIMPSON@THEAGENCYRE.COM
424.320.9343
LIC. # 01361623

KEVIN DEES
KDEES@THEAGENCYRE.COM
424.281.6848
LIC. # 01915567



5173 GAVIOTA AVENUE
ENCINO | \$1,495,000

MAX NELSON
MNELSON@THEAGENCYRE.COM
424.238.2482
LIC. # 01409958

OPEN TUESDAY 11-2 PM
3 BEDS | 3 BATHS | 2,500 SQ. FT. | 10,011 SQ. FT. LOT



Mid-Century Lines and Dramatic Views

NEW LISTING | OPEN TUESDAY 11-2 PM

11541 DONA TERESA DRIVE | STUDIO CITY | \$1,995,000

3 BEDS | 5 BATHS | 2,836 SQ. FT. | 22,074 SQ. FT. LOT

Located in the coveted "Donas," enveloped by lush green canyon and city light views, this remodeled home is a case-study in the juxtaposition of sleek lines and walls of glass softened by warm, organic finishes, yielding an environment rich in comfort and beauty. The open floor offers multiple living areas, dining area, office and family room, brilliantly equipped and executed center island kitchen with adjacent pantry, laundry room and bathroom, powder room, and a master suite with spa-like bathroom and large walk-in closet. Exit any number of glass doors throughout the main floor to a lovely entertainer's patio, well situated to soak up dramatic views and California sunshine. Upstairs find two spacious ensuite bedrooms, each with its own attributes. Minutes to Sunset Strip to the south, and trendy Ventura Boulevard to the north, this ideal location is within the Carpenter Community Charter school district and in close proximity to some of the finest private schools in Los Angeles.

ANDREA KORCHEK ANDREA.KORCHEK@THEAGENCYRE.COM | 818.379.7703 | LIC. # 01311917



932 N ALFRED STREET #201

WEST HOLLYWOOD | \$1,214,999

3 BEDS | 3 BATHS | 1,460 SQ. FT. | 6,498 SQ. FT. LOT

Gushing with light and street facing, revel in the open floor plan with expansive hardwood floors and recessed lighting. Formal entry with updated built-in cabinets and remodeled guest bathroom lead to the spacious living room. Fully equipped, remodeled kitchen, including new Moroccan-inspired tile and backsplash, updated cabinetry and shelves, stainless steel appliances, and new water purifier. Three spacious bedrooms including generous master bedroom, appointed with two walk-in closets

**OPEN
TUESDAY
11-2PM**

**NEW
LISTING**



Significant price reduction on beautiful traditional home

840 23RD STREET | SANTA MONICA | \$5,495,000

Light and bright, super spacious home tastefully remodeled with an amazing lush backyard that is great for entertaining as well as living. This 6300+ square foot home features a phenomenal floor plan with high ceilings throughout, step down formal living room with fireplace, large bay window facing manicured front yard, and French doors that open to a large backyard.

**OPEN
TUESDAY
11-2PM**

PRICE REDUCTION

6 BEDS

8 BATHS

6,344 SQ. FT.

8,022 SQ. FT. LOT

DAVID SOLOMON DS@THEAGENCYRE.COM | 424.400.5905 | LIC. #01386406

SANTIAGO ARANA SANTIAGO@THEAGENCYRE.COM | 310.926.9808 | LIC. #019492489

THE VISTA PENTHOUSE

For Your Hip, Luxury Condo Buyer



Now \$6,750,000

4% Buyer Broker Commission

3 Bed + Bonus Room, 4 Bath

Over 5000 SF w/Terrace

4 Parking Spaces, Includes Furnishings

6250 Hollywood Blvd, The Residences at W Hollywood PH15i



For A Showing, Contact

Yvonne Arias

(310) 294-6838

YA@ThePropertyLabRE.com

ThePropertyLabRE.com

DRE# 01882489



Presenting The Bower at the W Hollywood | Project 98% Sold | Only 4 Units Remain

Perched high above the energy of Hollywood, The Bower combines era-specific and avant-garde refinement throughout its 4,526 square feet of living space and 820 square feet of outdoor space. This 3 bedroom / 5 bathroom penthouse is the pinnacle of modern luxury, and is offered fully furnished by SFA Design at \$6,495,000.

3% Buyer Broker Commission | Contact Kofi Nartey at 310.849.5634 or kofi@thenarteygroup.com.

DRE #01404511



COMPASS  THE NARTEY GROUP

UNPRECEDENTED NEW PRICE

\$6,495,000

The BOWER

TheBowerHollywood.com



OPEN TUESDAY 12-2

1281 LOMA VISTA DR | BEVERLY HILLS \$9,195,000

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



OPEN TUESDAY 11-2

927 N ORLANDO AVE | WEST HOLLYWOOD VICINITY \$5,999,000

DUSTIN CUMMING | DRE 01892978, MONTY BEISEL | DRE 01940414
310.819.5914



OPEN TUESDAY 11-2

251 24TH ST | SANTA MONICA \$5,995,000

BJORN FARRUGIA | DRE 01864250, DAVID KRAMER | DRE 01317962
310.998.7175



BY APPOINTMENT ONLY

1210 COLDWATER CANYON DR | BEVERLY HILLS \$4,895,000

JUDY FEDER | DRE 01250325
310.858.5464



OPEN TUESDAY 11-2

5682 SPREADING OAK | LOS FELIZ \$2,250,000

BRETT LAWYER | DRE 00897489
310.858.5402



BY APPOINTMENT ONLY

411 N OAKHURST DR #111 | BEVERLY HILLS \$1,450,000

CHAD ROGERS | DRE 01204144
310.858.5417



OPEN TUESDAY 11-2

525 CHALETTE DR | BEVERLY HILLS \$10,495,000
BRANDEN WILLIAMS | DRE 01774287, RAYNI WILLIAMS | DRE 01496786
310.691.5935



OPEN TUESDAY 11-2

9243 CORDELL DR | SUNSET STRIP \$5,895,000
TRISTA RULLAN | DRE 01067844, DREW FENTON | DRE 01317962
310.858.5476



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



OPEN TUESDAY 11-2

2720 ELLISON DR | BEVERLY HILLS \$7,390,000
MIA TRUDEAU | DRE 01379660
310.281.4890



525 CHALETTE
TROUSDALE ESTATES | \$10,495,000
OPEN TUESDAY 11AM-2PM

BRANDEN & RAYNI WILLIAMS

310.691.5935 | DRE# 01774287 | DRE# 01496786





1010 N HILLCREST RD
TROUSDALE ESTATES | \$100,000/MONTH
BY APPOINTMENT ONLY



BRANDEN WILLIAMS
& RAYNI WILLIAMS

310.691.5935 | DRE# 01774287 | DRE# 01496786



HILTON & HYLAND

JEFF HYLAND

310.278.3311

DRE# 00389584



9360 READCREST DR | BEVERLY HILLS P.O.

NEW PRICE \$8,995,000

OPEN TUES 11-2

DAVID YOCUM | 310.560.6164

DRE 01375515



HH HILTON & HYLAND

OPEN TUES 11-2
NEW LISTING | 5682SPREADINGOAK.COM



ARCHITECTURAL WITH STUNNING CITY VIEWS
5682 SPREADING OAK DR | LOS FELIZ
3BD 3BA | \$2,250,000 | 2,834 SQ FT

BRETT LAWYER

310.858.5402 | BRETT@BRETTLAWYER.COM | DRE 00897489

HH HILTON & HYLAND

OPEN TUES 11-2
251 24TH ST | SANTA MONICA
6 BED 6 BATH | 5,225 SQ FT ON 9,627 SQ FT LOT | \$5,995,000
STUNNING MODERN SPANISH HACIENDA



BJORN FARRUGIA
310.998.7175
DRE 01864250

DAVID KRAMER
310.691.2400
DRE 00996960

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COMPASS



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9243
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9606 OAKMORE RD | BEVERLYWOOD
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8120SaranDr.com

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\$2,339,000

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DRE 01365696

310.499.2020 | hello@stephanieyounger.com

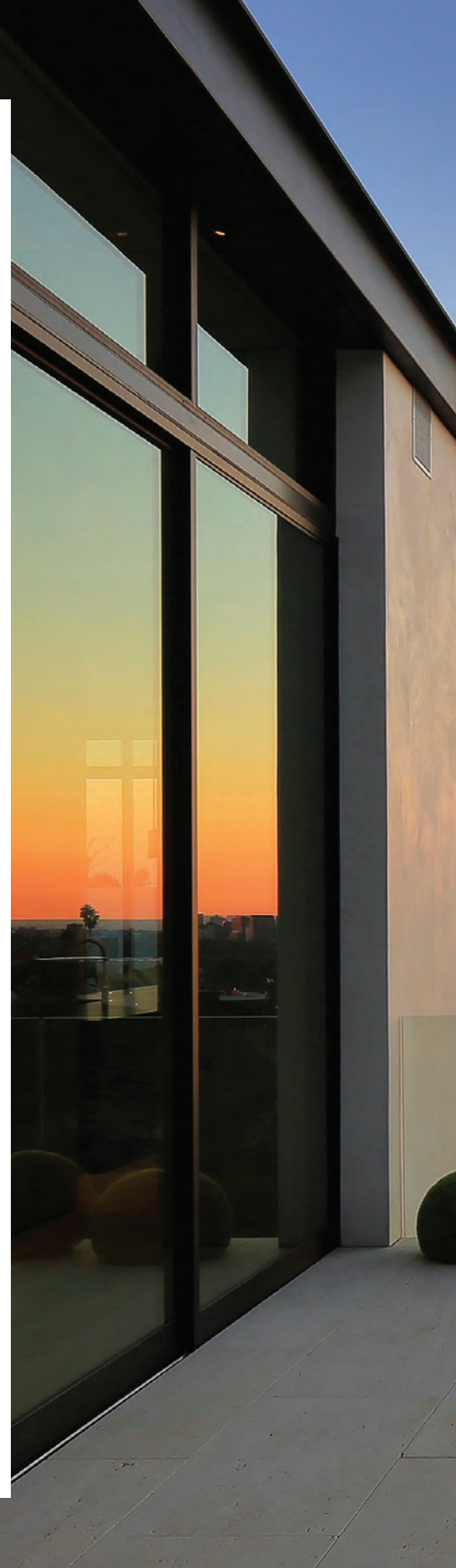
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9127 THRASHER AVENUE, BIRD STREETS

Offered at \$22,950,000

4 bed & 7 bath | 10,094 sqft. | 9127Thrasher.com

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9 | 1 | 2 | 7

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DRE# 00558939



TOMER FRIDMAN

Global Director International Markets

Celebrity & Luxury Real Estate

310.926.3777

tomer.fridman@compass.com

DRE# 01750717



255 Main Street, Unit 205

Venice

\$1,399,000

2 Bed | 2 Bath | 1,188 Sq Ft

Open House

Tues, March 19, 11–2pm



THE GORELICK GROUP
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Danielle Revelins

Agent | The Gorelick Group

310.975.4976

danielle.revelins@compass.com

DRE 02031241

Scott Gorelick

Principal | The Gorelick Group

310.600.2511

gorelick@compass.com

DRE 01876674

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RARE South of the Boulevard Traditional

3806 Vantage Avenue
Drastic Price Improvement
\$174,000 off current listing
\$370,000 off original listing

Studio City
\$2,475,000
5 Bed | 4.5 Bath
4,696 Sq Ft

Open House
Tues, March 19, 11–2pm

Kennon Earl
Tom Davila
424.230.7928
info@rarepropertiesinc.com
DRE 01394743 | DRE 01725619

RARE
PROPERTIES

Set in the highly desirable Silver Triangle area of Studio City, this RARE Traditional home with 5 bedrooms and 4.5 bathrooms is flooded with natural light, hardwood floors throughout, and soaring ceilings. The open floor plan includes a great room with bi-folding doors that open to the entire back of the home, providing the ideal indoor/outdoor space for entertaining. The master suite boasts high ceilings, gas fireplace, custom walk-in closet, and covered balcony. Home is an impressive 3,839 SqFt with an additional 856 SqFt finished basement. This home is in close proximity to the Carpenter School as well as farmers market, Beeman Park, and the best shops and restaurants Studio City has to offer.

COMPASS



1143 Ravoli Drive
\$24,450,000
8 Bed | 12 Bath | 13,777 Sq Ft

Hugh Evans
310.801.4201
hugh@hughevans3.com
DRE 00997121

Randy Forbes
310.345.7082
forbesmb22@gmail.com
DRE 01066294

Open House
Tues, Mar 19, 11-2pm



120 Outrigger Mall
\$3,850,000
4 Bed | 6 Bath

Peter & Ty Bergman
310.821.2900
peter@bergmanbeachproperties.com
ty@bergmanbeachproperties.com
DRE 01076358 | 01015897

Shown by Appointment



315-319 Vernon Ave
\$5,900,000
6 Units | 4,826 Sq Ft | 12,006 Sq Ft Lot

Rita Nickels
310.418.0323
rita90272@gmail.com
DRE 00349743

Open House
Tues, Mar 19, 11-2pm



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OPEN TUESDAY 11-2PM



751 POINSETTIA PLACE

WEST HOLLYWOOD

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ALEX HARDEN

310 993 8786 | ALEX@AARONKIRMAN.COM
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OPEN TUESDAY 11-2PM

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3000 Federal Avenue, Unit 104 West Los Angeles

\$1,029,000 3 Bed 2.5 Bath + Bonus Room 1,654 Sq Ft

Welcome to a seamless blend of natural warmth and modern design conceived to create the ideal Westside living experience. This 3 bedroom, 2.5 bath townhome is highlighted by dark wood floors throughout, a living room boasting an elegant stone fireplace and a clean-lined, contemporary gourmet kitchen, complete with quartz counter tops, glass-tile backsplash, stainless steel appliances and picturesque breakfast area. Upstairs, the master suite offers generous closets, dual sinks, modern tile and frameless shower doors with two additional bedrooms with a full bath. The downstairs level reveals a private, direct access garage and adjacent bonus/gym room. All of this, plus the convenience of nearby shopping, dining and freeway access makes the perfect place to call home.

Joanne Lindsay
310.466.7892
joanelindsay@thenewhomesgroup.com
DRE 00768062

Open House
Tuesday March 19, 11-2pm



Just Listed 9601 Charleville Blvd #16

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MID-CENTURY INSPIRED RETREAT

OPEN TUESDAY 11-2pm



8164 Tianna Rd, Laurel Canyon

Secluded mid-century-vibe amazing retreat, located down a semi-private drive, concealed from the street. Gated courtyard entry reveals a verdant oasis and respite from the frantic city. Situated on an enormous 28,938 s.f. lot, this custom residence invites indoor-outdoor living at every turn. Leave all your doors open and enjoy the mountain and garden views from nearly every room. Included in this offering, an impressive formal entry gallery, vaulted ceiling living room with 18' library wall, formal dining room, kitchen-family room including honed marble counters, shaker cabinets and prostyle cook's appliances, all playing to the pool and grounds. Bedroom wing includes very large master with fully fitted walk-in closet, and luxurious bath with double vanities, and splendid soaking tub and huge shower. 2 generous guest bedrooms share another beautiful bath. Tremendous daylight, plays against crisp white walls, dark hardwood floors and wood sash windows, providing the perfect foil for artwork, sculpture and a variety of personal styles. Completing the picture gracious backyard with expansive patio and entertaining areas, detached writer's studio/cottage with bath, pool with rock waterfall/spa, and views of green hillside and canyons beyond. Shortcut via the extensive lot to Horseshoe Canyon Rd and then to Wonderland School. Unbeatable package offering condition, marvelous aesthetics and privacy!

Offered at: \$2,449,000 | 8164TiannaRd.com

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310-623-8825

432-434 Smithwood Dr.






Open Tuesday 11 - 2 | \$4,450,000 | www.432smithwood.com

Heart & soul is felt throughout this hidden sanctuary in the heart of Beverly Hills. Romantic and charming duplex offering the most luxurious amenities of today and situated on a quiet tree-lined street. Each unit offers 3 Bed + 2.5 Bath, hardwood floors and French windows throughout. Measuring approx. 2,500 sqft each, the units feature large formal living

room with fireplace and beamed ceilings, formal dining, and gourmet kitchen with breakfast area and top-of-the-line appliances to satisfy the most discriminating Chef. Extensive remodel includes Venetian plastered Powder and master, custom built cabinets and walk-in closets, plus floor to ceiling marble bathrooms.

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421 N. Beverly Dr, Ste 200
Beverly Hills, CA 90210



513 NORWICH DR



Open Tues 11-2 | Sat & Sun 2-5 | \$2,799,000 | 513Norwich.com

Perfectly positioned on a tree-lined street in Huntley Square, one of LA's most highly coveted and posh micro-neighborhoods, this sexy and sophisticated turnkey residence has an ideal layout and is fully remodeled with thoughtful, stylish design. Gated, retreat-like front yard welcomes you inside to the fantastic living room with gorgeous hardwood floors and sliding glass doors for effortless outdoor access. Spacious cook's kitchen with double wall oven, glossy high-end appliances, and custom cabinetry overlooks the warm, inviting family room with gas fireplace and oversized pocketed sliding glass doors that seamlessly blend indoor-outdoor living. Two generous bedrooms, both with ensuite bathrooms and glass doors to even more

outdoor hideaways, and an additional powder room complete this well-designed home. Stunning and spacious backyard delights with multiple areas for entertaining and unwinding including an enchanting patio with cafe lights, grassy yard, and sun-drenched pool and spa all with mature hedges and landscaping for ultimate privacy. Detached guest house with bathroom was built by famed architect George Augspurger as a professional music recording studio but the possibilities are endless. When ready to venture out, this walker's paradise doesn't disappoint, steps from Gracias Madre, Urth Cafe, Cecconi's, Craig's, high-end shops and boutiques, and so much more. Once you step inside, you won't want to leave!

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