

01 Beverly Hills

Single Family

1116 LAUREL WAY

Lunch 11-2

\$17,880,000

6+8



**BEVERLY HILLS CHATEAU IS AN IMPRESSIVE EUROPEAN ESTATE**

Dramatic 2-story entry surrounded by grand public spaces w/ great attention to detail throughout. Elegant formal dining, family & living rooms w/ soaring ceilings, elaborate f/p & French parquet floors. Gourmet kitchen leads to office & maids rooms. Luxurious master w/ f/p & outdoor terrace overlooking treetop views. Lower level features media room, wine cellar, staff quarters, gym & 4 car garage. Lush grounds are ideal for entertaining w/ swimmer's pool, spa & gazebo.

Myra & Michael Nourmand

310.888.3333

NOURMAND & ASSOC.

www.1116LaurelWay.com

NEW

1106 N HILLCREST RD

Open 11-2

\$8,999,000

4+4 CONTEMPORARY



**CONTEMPORARY TROUSDALE ESTATE WITH VIEWS**

Located on the most sought-after street in Los Angeles, "Billionaire's Row," this spectacularly crafted contemporary estate offers city & ocean views & exudes quality & refinement. A stunning zero-edge pool, substantial lpe outdoor decking, bespoke Poliform fixtures & finishes, subtle indoor LED lighting, & lush landscaping complete this impressive single story estate. With an open floor plan & floor-to-ceiling glass doors, the home boasts exceptional indoor-outdoor living.

MLS#19-445616

Jason Oppenheim

3109906656

THE OPPENHEIM GROUP

www.ogroup.com

NEW

1712 CHEVY CHASE DR

Refresh. 11-2

\$5,290,000

5+5 1sty-SPANISH



**BEST VALUE - JUST BEHIND BEVERLY HILLS HOTEL**

Simply the BEST value in today's market. A sprawling single story Spanish home with great curb appeal. Prime location, Just behind Beverly Hills hotel. Huge formal Living, dining & family rooms. 5 Bedrooms each with their own baths. A spacious Master with coffered ceilings looking out to the pool and back yard. Just charm exudes all around. Neighbor only on one side.

Bobby Syed

3108507300

COLDWELL BANKER BH N

Blt-Ins

NEW

1188 COLDWATER CANYON DR

Open 11-2

\$4,288,000

6+5 2sty-SOUTHERN COLONIAL



**INCREDIBLE OPPORTUNITY!**

This stately Southern Colonial residence was designed by architect William Gage. Also, once the home of the famous actress, Donna Reed. Architectural details include: Broken pediment door surrounds, a full facade front porch with square based columns, original moldings with a classic 2-story foyer. Total of 6 bedrooms / 5 baths plus a large family room. All rooms are grand scale. Above all, the house is situated on over a 1/2 an acre lot with plenty of USABLE yard area (very hard to find).

MLS#19-438694

Bruce Walker

310-623-8722

RODEO REALTY - BH

www.1188ColdwaterCanyonDr.com


NEW

265 S LA PEER DR

Open 11-2

\$2,695,000

3+2 SPANISH



**STUNNING MOVE IN CONDITION**

CHARMING SPANISH HOME FULL OF CHARACTER AND CHARM. THE KITCHEN IS REMODELED W/ GRANITE COUNTERS, CUSTOM CABINETS. MASTER BEDROOM IS LOCATED AT THE REAR OF THE HOUSE W/A NICE SIZED REMODELED BATHROOM, SPACIOUS CLOSET AND DOOR LEADING TO THE BACK PATIO PERFECT FOR RELAXING W/ FRIENDS AND FAMILY. WALKING OUTSIDE TO THE BACKYARD, INSTANTLY YOU ARE TAKEN WITH THE PEACEFUL SERENITY OF THE AREA. OTHER HIGHLIGHTS INCLUDE REMODELED GUESTHOUSE THAT SITS ON TOP OF THE 2-CAR GARAGE.

MLS#19-445604

Shiva Mehrdad

310-505-9560

POWER BROKERS INTERN

Stainless Steel Appliances


NEW

901 N ROXBURY DR

Open 11-2

\$10,900,000

11900000 4+7 VILLA



**BEVERLY HILLS MEDITERRANEAN VILLA**

Grand 2-story foyer w/ dome ceiling. Grand scale rooms & elegance. FLR w/ coffered ceiling & fp. Library features built-in's w/ fp & sitting area. FDR ideal for entertaining. Kitchen w/ 2 islands & breakfast rm. Entertainment lounge w/ wet bar leads to outdoor BBQ, pool & spa. Approx. 2,500+sf Master w/ office, his/her baths & walk-in's. 3 addtl bedrooms upstairs. Amenities: screening rm, security system, gym, wine cellar, 2bd/ba GH & studio w/ ba. Fabulous opportunity to live in Beverly Hills!

MLS#18-405848

Linda May

310.492.0735

HILTON & HYLAND

901NRoxbury.com


red

1281 LOMA VISTA DR

Open 12-2

\$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

red

623 WALDEN DR

Open 11-2

\$11,995,000

6+10 SPANISH



**NEWLY CONSTRUCTED SPANISH MASTERPIECE**

Newly constructed Spanish Masterpiece in the highly sought after Beverly Hills Flats. Splashing fountains, private courtyards, & tranquil pool highlight the property. Living room with beautiful wood beams, striking stone fireplace & floor-to-ceiling French doors. Master suite features a fireplace, his/hers dual marble baths with heated floors and extravagant walk-in closets. Other features include: office, home theater, maid's room, guest casita & 2-car garage. Close to Rodeo Drive & BH Hotel.

MLS#19-442956

Rochelle Maize

310.968.8828

NOURMAND & ASSOC.

www.rochellemaize.com

rev

804 N CRESCENT DR

Open 11-2

\$9,695,000

6+7 TRADITIONAL



**WONDERFUL TRADITIONAL ESTATE IN PRIME BEVERLY HILLS FLATS**

Main floor featuring fabulous open floorplan with expansive great room, formal dining room, hotel-like master suite with large walk-in closet, 2 additional suites & office. Expansive grounds with large pool on this approx 20,140 sq ft lot with trees circling the yard for great privacy. Large circular motorcourt with attached two car garage with access from motor court. Perfect compound to own for years to come as a main residence or exceptional vacation home with private wings for guests.

MLS#19-436734

Ginger Glass

310-927-9307

COLDWELL BANKER BHN

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

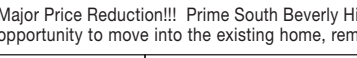
rev

352 S CRESCENT DR

Open 11-2

\$2,649,000

2+2 TRADITIONAL



**Major Price Reduction!!!** Prime South Beverly Hills charming one story traditional home. This jewel offers the opportunity to move into the existing home, remodel or build. Trust Sale no court conf.

MLS#19-441700

Roni Heller

310-281-4371

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

COLDWELL BANKER RESI

rev



## 01 Beverly Hills

Condo / Co-op

<b>450 S MAPLE DR, UNIT 204</b>	Open	11-2	<b>NEW</b>
<b>\$1,499,000</b>	2+2.5	2sty-CONTEMPORARY	



**BEVERLY HILLS STUNNING RENOVATION**


This is a totally remodeled loft style condo in a convenient part of Beverly Hills. Per assessor it has 1753 sq. ft. of wonderful open space. This bright elegant two bedroom condominium has a beautiful living room with an Italian Marble mantel and romantic fireplace. The double pane windows/door invite natural light into the spacious dining room, kitchen & living room with its views of Century City skyline. There are stunning walls perfectly lit and suited for placement of art. Has 2 BR suites.

carole gillie  
COMPASS

3106212699

sub zero wolf range oven

<b>200 N SWALL DR #P-10</b>	Refresh.	12-2	<b>NEW</b>
<b>\$1,195,000</b>	2+2	5sty-CONTEMPORARY	



**GORGEOUS PENTHOUSE IN FULL SERVICE LUXURY BUILDING!**

Remodeled South Facing Top Floor Condo w/ recessed lights, large terrace. Living room has gas fireplace, & beautiful flooring throughout. The eat in-gourmet kitchen opens to living room w/a breakfast bar for an expansive modern feel & has Stainless Steel Appliances & a breakfast area. HOA DUES include EQ INS, Direct TV, High Speed Internet, Gas & Water. HARD FLOORING NOW ALLOWED IN LIVING & DINING ROOMS W/ APPROVED INSTALL & SOUND PROOFING.....POOL-GYM-SPA-VALET PARKING - 24 HOUR SECURITY.

MLS#19-445052

David T. Kessler  
COLDWELL BANKER BH

310-245-6715

DIRECTV - INTERNET WASHER-DRYER-FRIDGE

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



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

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

MLS#18-408006

Valerie Fitzgerald  
COLDWELL BANKER RESI


3102857515

Cbl

## 01 Beverly Hills

Land

<b>460 TROUSDALE PL</b>	Open	11-2	<b>rev</b>
<b>\$19,500,000</b>	Land	MODERN	



**TROUSDALE ESTATES TROPHY VIEW LOT**

The perfect canvas for your masterpiece is now available: A trophy view lot on the most exclusive street in the ultra-coveted Trousdale Estates, the illustrious Trousdale Place. Now is your opportunity to solidify your place with the greats of our time. With plans in place for a 17,000sf modern marvel, break ground tomorrow and enjoy a lifestyle only a rare few will ever experience, all while watching your investment rise in the most exquisite blue chip neighborhood the world has known.

MLS#18-409440

Branden & Rayni Williams  
HILTON & HYLAND


310.691.5935

Williams & Williams Estates Group

## 01 Beverly Hills

Lease

<b>1118 TOWER RD</b>	Open	11-2	<b>red</b>
<b>\$49,995</b>	5+6	SPANISH	



**NEW PRICE! RARE, CONTEMPORARY SPANISH MASTERPIECE IN BH**

BEAUTIFUL, NEWLY REBUILT ESTATE IN BEVERLY HILLS SCHOOL DISTRICT - Fall in love w/lux finishes & smart home features. Main living is accented by vaulted ceilings, fireplace & French doors to garden. Chef's kitchen w/island, Wolf appliances, wine closet & breakfast area. Master w/ soaring ceilings, balcony & decadent bath w/dual sink vanity, soaker tub & glass shower. Resort-like yard w/pool & spa, patio space for dining/lounging, elevated terrace & BBQ all surrounded by hedges for privacy.

MLS#19-439020

Sally Forster Jones  
COMPASS

310.579.2200

1118TowerRoad.com

## 02 Beverly Hills Post Office

Single Family

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



**BEST VALUE IN SUMMIT**

SUBMIT ALL OFFERS: former home of Britney Spears, 6 bedroom/7 bathroom Mediterranean Villa located in the prestigious guard gated Summit of Beverly Hills. This home has incredible use of space and volume with a zen feel throughout, lush landscaping and water features, includes a separate maids quarter, large master suite with his/her baths, fireplace & romantic loggia, open kitchen, large breakfast nook, indoor/outdoor resort feel with all downstairs rooms opening to backyard salt pool and spa

MLS#19-435542

George Kahwaji  
RODEO REALTY - BEVER

310-994-5060

Atc Fan,BBQ,Cbl,Cing Fan,Dshwshr,Other

<b>1571 TOWER GROVE DR</b>	Open	11-2	<b>NEW</b>
<b>\$6,299,000</b>	5+7	2sty-VILLA	



**NEO CLASSIC VILLA WITH IMPRESSIVE SCALE & VOLUME**

Located on one of the BHPO's most desired locations, this 5BD, 7BA neo classic villa offers impressive scale & volume, ideal for grand entertaining while retaining the sense of intimacy & understated elegance. Master suite complimented by a romantic deck that looks out to the city lights of Beverly Hills. Step out to the intensely private grounds w/ beautiful swimmers pool, veranda & landscaped gardens. This impressive & beautiful home is a tremendous value & offering for discerning tastes.

Rick Ojeda  
COMPASS

(310) 902-7676

City Lights Views/Swimmers Pool/Veranda

<b>1200 SHADYBROOK DR</b>	Open	11-2	<b>NEW</b>
<b>\$2,850,000</b>	4+4	1sty-CONTEMPORARY	

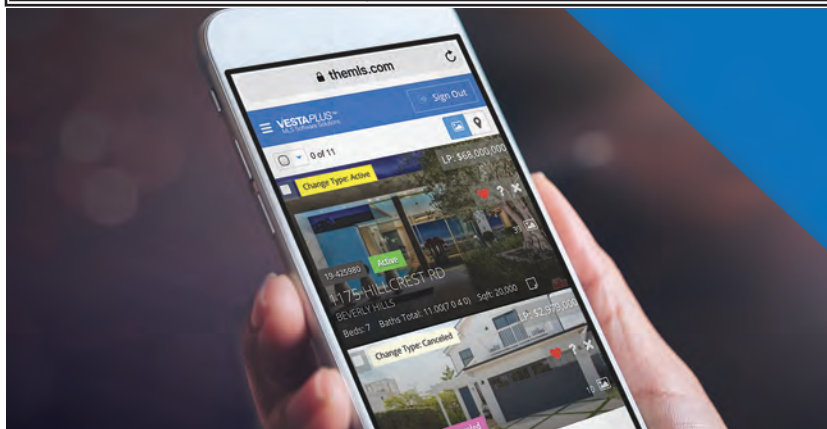


**IDEAL CONTEMPORARY HOME IN LOWER BHPO**

Spacious home in prime lower BHPO on a lot over 10,000 SqFt. Enter the foyer w/ high ceilings and approach the well-appointed floor plan including 4BD, 4BA and generous living spaces all on one level as well as a two-car garage. Sophisticated finishes are warmed by wood floors, exposed, wood-beamed ceilings and arched doorways. The living room, den and two of the bedrooms feature direct access to the lush backyard through refined French doors. Private patio and gardens perfect for entertaining.

Marc Noah  
SOTHEY'S BH

310 968 9212


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<b>1324 BENEDICT CANYON DR</b>	Open	11-2	<b>NEW</b>
<b>\$2,695,000</b>	3+4	1sty-TRADITIONAL	




**BRING ALL OFFERS AND IMAGINATION!**

Rare development or owner/user opportunity with upside potential on over 1.6 acres in prime location. Gated and very private compound minutes from the Beverly Hills Hotel and best Beverly Hills has to offer on a large flat lot. The residence consists of a single level 5BR+4.5BA home and a large 2BR+2BA guesthouse. Features a huge motor court, large pool and ample storage. \* This property is virtually staged.

**MLS#19-446648**  
Valerie Fitzgerald 310-285-7515  
COLDWELL BANKER RESI

BBQ,Cbl,Cing Fan,Dshwshr,Hood Fan,Other

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



**PRIVATE SEXY MODERN, UNOBSTRUCTED VIEWS. SET BACK FRM STREET**

MOVE IN READY ! Unobstructed views of Canyon to Catalina from this private romantic Zen architectural. Set back from street with Circular driveway. Enter through wrought iron gates and stone patio into high ceilings and voluminous open spaces, hardwood floors. 3+3.5 , 2 master suites and 3rd bedroom ideal for a home office. Spa like baths with Tibetan cabinets. Stainless appliances. Surrounded in nature in the middle of the city, 10 min to Sunset and 10 min to Ventura Blvd.EASY ACCESS TO STUDIOS

**MLS#19-434748**  
Irene Tsu 310-777-7800  
BERKSHIRE HATHAWAY H

Blt-Ins,Cbl

<b>2277 BETTY LN</b>	Open	11-2	<b>NEW</b>
<b>\$2,150,000</b>	4+3.5	TRADITIONAL	



**BEAUTIFUL TRADITIONAL HOME WITH POOL & SPA**

Beautiful 4 bedroom, 3.5 bath Hampton's style Traditional home. Hardwood floors throughout with 2 fireplaces. Open eat-in kitchen with wood beam ceiling, large family room with loggia. Separate family/media room. Powder room. There is an option to have two master suites, plus 2 additional bedrooms. Wonderful backyard with grassy lawn, covered stone patio, pool & spa. 2-car garage. Extremely private. Located on a charming cul de sac street. An oasis in the city!

**Steve Frankel** 310-508-5008  
COLDWELL BANKER

www.stevefrankel.com

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

<b>9127 THRASHER AVE</b>	Refresh.	6-8	<b>NEW</b>
<b>\$22,950,000</b>	4+7	CONTEMPORARY	




**TWILIGHT OPEN WITH CHAMPAGNE & LIGHT BITES**

Moments from Sunset Strip awaits this luxurious, contemporary estate enveloped by disappearing walls of glass depicting awe-inspiring views of the city & beyond. From extravagant parties to intimate dinners, this 10,000+SF stunning masterpiece, recently re-imagined by Minotti LA & MASS Beverly, is an entertainer's dream. Sleek & sophisticated, the lower level entertaining space boasts a media lounge, bar, 300+ wine cellar & more. A true celebrity estate, this modern marvel is one to behold!

**MLS#19-445218**  
SFJone/TFridman 310.579.2200  
COMPASS

9127Thrasher.com

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




**MILLIONAIRE'S ROW ESTATE**

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

**MLS#19-441934**  
Roger Perry 310-740-4029  
RODEO REALTY - BH

www.RogerPerry.com

<b>1667 RISING GLEN RD</b>	Open	11-2	<b>NEW</b>
<b>\$9,895,000</b>	4+6	1sty-MID-CENTURY	



**PRESERVED MID CENTURY MARVEL GETS A 21ST CENTURY UPDATE**

This iconic mid-century modern residence has been thoughtfully reimaged for the 21st century by acclaimed architect Dan Brunn, AIA while maintaining its enduring mid-century appeal. Behind gates off famed Sunset Plaza Drive, the ultra-private celebrity enclave showcases bright, open living spaces with sliding walls of glass fostering a seamless indoor-outdoor connection to an expansive, grassy backyard and pool overlooking jetliner city views.

**Brendan Fitzpatrick** 310.850.5618  
THE AGENCY

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




**YOUR MAXIMUM LIFESTYLE IS HERE**

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 & has the most incredible illuminated glass railed rooftop deck with 360 degree views & is set up with speakers/sound for entertaining.

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

Dshwshr,Frzr,Grbg Disp,Hood Fan,Micro

<b>1240 SIERRA ALTA WAY</b>	Open	11-2	<b>NEW</b>
<b>\$9,495,000</b>	4+6	MODERN	




**ORGANIC MODERN TROPICAL OASIS**

Casa Dolomite: A tropical oasis in the heart of it all, nestled between legendary Trousdale Estates & Bird Streets, this Organic Modern offers a lifestyle unheard of until now. Paradise awaits you, steps away from the Sunset Strip & all it has to offer. Behind gates & lush landscaping is the latest architectural breakthrough from the style masters of CLR Design Group with their unique blend of the Sunset Strip & Thailand.

**MLS#19-419396**  
Brick & Branden Williams 310.691.5935  
HILTON & HYLAND

Williams & Williams Estates Group

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




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

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

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

HiltonHyland.com

<b>1646 WOODS DR</b>	Open	11-2	<b>NEW</b>
<b>\$6,995,000</b>	4+6	3sty-MODERN	



**SEE FULL PAGE AD**

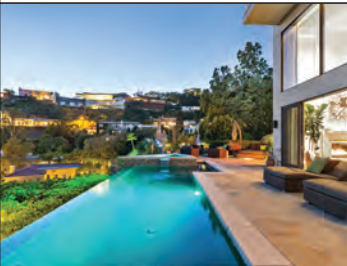
Located minutes from the Sunset Strip, this elegantly designed contemporary estate offers the ultimate LA lifestyle. The open floor plan boasts soaring ceilings, Italian white polished floors and large windows showcasing the explosive city views from every room. A chef's kitchen features white marble countertops and La Cornue range. Complete with four bedrooms, six bathrooms, a large wine cellar and bar that opens up to the infinity edge pool and spa overlooking a blanket of city lights.

**Parnes/Harris/Umsky** 3104079113  
THE AGENCY

ALSO OPEN 6-8PM



<b>1573 SUNSET PLAZA DR</b>	Open	11-2	<b>NEW</b>
<b>\$6,750,000</b>	3+5	ARCHITECTURAL	



**WORLD-CLASS ENTERTAINER'S MODERN COMPOUND | VIEWS & POOL**

Designed for the luxury lifestyles of Film, Music, & Sports industry Power Players. Above the Sunset Strip, this smart home has jet-liner city/ocean views. Living Room w/ 30ft, floor-ceiling wall of glass & fireplace. Modern chef's Kitchen w/center island & built-in Breakfast Area. Spectacular Backyard w/infinity Pool, Spa, dining, lounge, fpl & views. Luxe Master Suite w/views, fpl, Spa-retreat Master Bath, sep Office & Sun Terrace. Mahogany Bar Saloon, Theater, Gym, 3-car Garage & Elevator!

MLS#19-445206  
ST. JAMES + CANTER 310-704-4248  
BERKSHIRE HATHAWAY

STJAMESCANTER.COM

<b>1820 COURTNEY TER</b>	Open	11-2	<b>NEW</b>
<b>\$1,695,000</b>	3+2	SPANISH	



**ROMANTIC HOLLYWOOD HILLS SPANISH JEWEL BOX**

Charming 1927 Spanish 3 BR/ 2 BA home blends classic character and modern updates for a timeless style. Open concept living spaces including a spacious living room with canyon views, an enchanting formal dining room with 30-ft ceilings and clerestory windows, and a remodeled kitchen that opens to the family room. Upstairs you'll find 2 BR and a stunning bath. In addition to the en-suite 3rd BR, there is a bonus space in the converted garage and multiple patios ideal for outdoor entertaining.

Juliette Hohnen 323.422.7147  
DOUGLAS ELLIMAN

1820CourtneyTerrace.com

<b>1885 N CRESCENT HEIGHTS BLV</b>	Open	11-2	593	<b>NEW</b>
<b>\$5,495,000</b>	5+5	2sty-MODERN		




**MASSIVE CITY VIEWS & POOL STUNNING RENOVATION**

Above the Strip on a beautiful wide street sits this Stunning Modern with expansive city views. Recently renovated, the home offers rooms of incredible scale & volume. All the main rooms look out to the city and open out to the views, pool, spa & outdoor entertaining areas. There 5 bedrooms & 5 baths. The 2nd story master is spectacular with dramatic views. Screening room, wine cellar, 3-car garage, security & entertainment systems & so much more.

John Galich 310-367-6780  
RODEO REALTY -SUNSET

www.1885Crescent Heights.com

<b>8012 HAPPY LN</b>	Open	11-2	<b>NEW</b>
<b>\$1,399,000</b>	3+2	2sty-CALIFORNIA BUNGALOW	



**CHARMING CRAFTSMAN BUNGALOW**

Nestled amongst the privacy of mature trees and landscaping sits this 3bed 2 bath 1600+ sqft home that has been meticulously updated and remodeled with no expense spared. Features include vaulted ceilings, designer wallpaper, Carrera marble kitchen counter tops, french doors & hardwood floors. The home is surrounded by an urban farm that is sure to impress, don't miss out on this opportunity to own a piece of paradise close to all the best restaurants shopping and nightlife that LA has to offer.

Jake McDermott/NeyshiaGo 913-645-4615  
COMPASS

<b>8698 FRANKLIN AVE</b>	Open	11-2	<b>NEW</b>
<b>\$3,699,000</b>	4+4	MODERN	




**VIEWS FROM THE HOLLYWOOD SIGN TO MALIBU**

The views are the prime feature of this great modern home, with a panoramic vista stretching from the Hollywood Sign all the way to Santa Monica and the ocean. The home features dual master suites of equal caliber on the top level, and two additional bedrooms, recently permitted, are found on the lower level. If you are looking for something truly special with excellent, long-term value (several new constructions on the street); you have just found it.

MLS#19-445144  
Randy Forbes (310)345-7082  
COMPASS

www.forbeshalliburton.com

<b>2012 OAKSTONE WAY</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,250,000</b>	3+2	2sty-COTTAGE	



**ENCHANTING ENGLISH COTTAGE IN LAUREL CANYON**

Two-story English Cottage epitomizes Laurel Canyon living with the comfort of an updated home. Double height living room with brick fireplace and soaring exposed beamed ceilings. Diamond pane windows flood provide natural light. Easy access to open concept kitchen, featuring new cabinetry and appliances. Family room opens to outdoor deck. Guest bedroom downstairs with one bath and two bedrooms upstairs with remodeled bath. Spacious trellised patio off master suite. Wonderland School District.

Tori Horowitz 3232030965

<b>3321 BONNIE HILL DR</b>	Open	11-2	<b>NEW</b>
<b>\$2,999,999</b>	4+4	MODERN	




**MODERN HOLLYWOOD HILLS HOME W/ AMAZING VIEWS**

Perched on its own street-to-street promontory behind gates providing the utmost privacy, this incredible celebrity enclave features a bright & open floor plan with breathtaking views from every room. Completely & newly remodeled, this 4 bed Smart Home boasts grand scale, floor-to-ceiling walls of glass, and is a rare opportunity to own a designer done home every amenity imaginable featuring an incredible indoor-outdoor flow, perfect for enjoying the best of the SoCal lifestyle.

MLS#19-437474  
Neyshia Go 310-882-8357  
COMPASS

Dshwshr,Grbg Disp,Hood Fan,Micro,Other

<b>3324 OAKLEY DR</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,150,000</b>	2+2	CONTEMPORARY	



**ARCHITECTURAL GEM**

Upon entry of this Tri-level home, you are greeted by a den area. The second level is the open living area with fireplace and dining area. The dining area has floor to ceiling windows that look out into quarter blossom trees. Stainless steel appliances in the Kitchen. The third level of the home has two bedrooms split between a master bathroom. The master bedroom has plenty of closet space and a view of the hillside back yard, access to an additional private terrace with gorgeous mountain views.

MLS#19-446086  
Bryan Miyamoto 323-300-1188  
KW LOS FELIZ

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

<b>8478 ALLENWOOD RD</b>	Lunch	11-2	592/J2	<b>NEW</b>
<b>\$2,650,000</b>	4+3	1sty-MID-CENTURY		




**MID CENTURY MINI COMPOUND IN LAUREL HILLS**

Stunning mid-century modern in Laurel Hills off Mulholland Dr. with an easy walk to Wonderland Elementary. This mini-compound perched above on a quarter acre lot with expansive canyon views. The 2,765 sqft 4 bd 3 ba home has two large adjacent living areas that seamlessly open up into the incredible resort-inspired backyard. Floor to ceiling windows and skylights bring an abundance of natural light and the vistas indoors into living spaces. Canyon views from all rooms

Joe Custer 3232522264  
EXP REALTY OF CALIF

www.8478allenwoodroad.com

<b>8460 KIRKWOOD DR</b>	Open	11-2	<b>NEW</b>
<b>\$988,000</b>	2+1	1sty-COTTAGE	



**UPDATED CANYON COTTAGE NESTLED IN TRANQUILITY**

Beyond the entry of this two bedroom, one bath home, is a bright open floor plan with vaulted ceilings, glistening hardwood floors, an elevated dining area with original built-in's + a cozy living room with French doors to a private patio. The remodeled kitchen features white shaker cabinetry, newer stainless appliances, quartz countertops and tasteful concrete tile floors.

MLS#19-445338  
Jodi Rubin 310-254-7123  
SOTHEBY'S

8460Kirkwood.com




2040 N LAS PALMAS AVE

Refresh. 11-2

\$950,000

2+2 SPANISH

NEW



MLS#19-444908

Skyler Hynes 310-800-5111

COMPASS

RARE WALK-UP IN WHITLEY HEIGHTS (80 STEPS)

Ideally located in Historic Whitley Heights, this recently updated 1924 Spanish Villa is one of the rare hillside homes with a ground level garage and a charming eighty-step stairway leading to the property. Skip your workout and come visit this Hollywood Gem

Cing Fan,Dshwshr,Dryer,


9279 SIERRA MAR DR

Open 11-2

\$6,195,000

3+3 TRADITIONAL

rev



MLS#18-398392

Helbling / Kirman 310-849-2485

COMPASS

\$300,000 REDUCTION / VIEWS FROM DOWNTOWN TO THE OCEAN

Stunning designer Traditional with exquisite fixtures & finishes throughout opens to expansive downtown to ocean views. Sited off of famed Doheny Dr on a quiet street, this beautiful home is situated behind gates with a spacious motor court. A perfect entertainer's home that seamlessly creates the quintessential LA lifestyle of indoor/outdoor living with patio, private pool, spa, in ground fire pit and separate guest quarters. Enjoy magical sunsets in this perfect oasis in the hills!

7398 PYRAMID PL

Open 11-2

\$5,400,000

5+4 CONTEMP MED

rev



MLS#19-435212

Jonathan Carr 203-644-2799

COMPASS

17TH CENTURY FRENCH RENAISSANCE-INSPIRED MASTERPIECE

"La Bastide" is guaranteed to inspire and delight. Once inside, you are transported back to France. With high-beam ceilings and Tromp L'Oeil painted stone walls, entertaining is perfected! Pyramid is nestled in the hills to the west of the Hollywood Sign and is an easy walk to the northern entrance of Runyon Canyon, a see-and-be-seen hiking circuit. 7398 Pyramid Place is set back from the road and offers outstanding views of downtown Los Angeles to the ocean.

Cbl,Dshwshr,Dryer,Grbg Disp,Wshr

8651 PINE TREE PL

Open 11-2

\$3,450,000

3+4 2sty-TRADITIONAL

rev



MLS#18-409278

Kathy Marshall 310-740-1812

COLDWELL BANKER RESI

LOWER SUNSET PLAZA HOME WITH GUEST QUARTERS AND POOL!

Gated Traditional with Large flat yard with Pool, Outside Fireplace, BBQ & Pizza Oven! Located on a quiet cul-de-sac. Spacious living room with fireplace and double sets of French doors leading to pool and yard. City lights views from all principal rooms, charming formal dining room, family room, kitchen with breakfast nook, luxurious master suite with large walk-in closet, guest bedroom with own bath. Cozy guest quarters with separate entrance -

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

2936 LA CASTANA DR

Open 11-2

\$2,395,000

3+3 MID-CENTURY

rev



MLS#19-441402

Neal Baddin 323-793-7405

COLDWELL BANKER RESI

THE BEST DEAL OUT THERE!

Dramatic Mid-Century on double lot. Designer finishes with opn fir plan. Vaulted ceilings. Hrdwd floors. Oversized windows and sliding glass drs for a great indr/outdr feel. Large Grmt kitchen w marble counter tops. Top of the line appliances. Amazing mstr ste with large walk-in closet plus a luxurious bath. Huge flat park-like yard. Private grotto pool with a gazebo for entertaining. Lots of off-street parking. A MUST SEE! 'State of the art smart kitchen'. Lighting controlled by Siri or Alexa.

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

03 Sunset Strip - Hollywood Hills West

Condo / Co-op


9255 DOHENY RD #704

Open 11-2

\$2,995,000

1+2 MODERN

NEW



MLS#19-444764

Branden & Rayni Williams 310.691.5935

HILTON & HYLAND

SIERRA TOWERS DESIGNER RENOVATED UNIT

The most iconic, architecturally significant high-rise building in Los Angeles... The Sierra Towers. Built by world famous Architect Jack Charney. Entertain guests on your own private terrace overlooking the Beverly Hills flats. This full-service building offers world-class amenities, valet parking, 24hr switchboard, saltwater pool, fitness center & the most incredible views of LA all the way to the ocean.

Williams & Williams Estates Group

7135 HOLLYWOOD BLV, UNIT 901

Open 11-2

\$849,000

2+2 1sty-CONTEMPORARY

NEW



MLS#19-444764

Michael Carter 310-508-4528

KELLER WILLIAMS BH

CONDO INVESTMENT OPPORTUNITY WITH SPECTACULAR VIEWS!

Amazing INVESTMENT opportunity in luxurious full-service hi-rise Versailles Towers! Incredible value for one of largest units with BEST views! Spacious 2 BD + 2 BA + DEN corner unit offers breathtaking views downtown to ocean. Floor-to-ceiling windows, open floorplan, lg bedrooms & tons of closet space. 24-hr concierge, valet, pool, gym. Perfect location in heart of Hollywood! Offered close to \$150,000 under recent appraised value. Excellent upside potential! Seller seeks long-term lease-back.

Full Amenity Hi-Rise - Valet, Pool, Gym

X 7560 HOLLYWOOD BLV, UNIT 106

Lunch 1-2

\$775,000

3+2.5

NEW



MLS#19-444764

Alexis Boris 310.990.6894

COMPASS

MILLION DOLLAR LOCATION! RARE SUPERSIZED 3 BED CONDO

First time on the market in 20 years! This unbelievable location right in the middle of Hollywood close to Runyon Canyon, Sunset Blvd, Chinese Theater with close access to West Hollywood and Beverly Hills is one of the best deals on the market! This 3 Bedroom, 2.5 Bath Private Condo has a bright and spacious living room leading to an oversized patio that faces away from the street providing lots of privacy. Great opportunity for a million dollar location at the fraction of the price!


X 1201 LARRABEE ST #304

Lunch 11-2

\$1,199,000

3+3 CONTEMPORARY

red



MLS#19-421018

Yavar Charlie 323-547-8900

COMPASS

JUST REDUCED-WEST HOLLYWOOD PENTHOUSE

AMAZING penthouse in prime West Hollywood location, filled with light, dramatic 18 ft. ceilings, and designer touches through out. An open living and dining room, 3 bedrooms, 3 bathrooms, upstairs loft, master en-suite, double sinks, large walk in closet, remodeled modern chefs kitchen with Samsung appliances, Carrera Marble tiled back splash and a washer and dryer in unit. Private rooftop patio wired with outdoor speakers, flat screen TV, and barbecue with serene views of the Hollywood Hills.

ROOF TOP DECK, DESIGNER DONE


9255 DOHENY RD #1404

Open 11-2 592G6

\$2,875,000

1+2 CONTEMPORARY

rev



MLS#18-403810

Josh Greer Paul Stukin 310.717.3700

HILTON & HYLAND

BEST DEAL IN SIERRA TOWERS

Turn-key pied-a-terre with spectacular city views. Bright and sunny with huge terrace, open kitchen and an expanded master suite. Do not miss this exceptional opportunity to buy into the best location in Los Angeles at an outstanding value.


JoshuaTGreer.com



## 03 Sunset Strip - Hollywood Hills West

Lease

TUESDAY

<b>1335 N OGDEN DR</b>		Open	11-2	<b>NEW</b>
<b>\$6,000</b>	2+2	CALIFORNIA BUNGALOW		
				
<b>SUNNY SPAULDING SQUARE BUNGALOW</b> Bright Spaulding Square 2 bedroom, 1.75 bath Colonial Revival bungalow. Well situated mid-block on Ogden, this cheerful updated bungalow has wonderful light, open living and dining rooms, kitchen/media room with French doors to deck and lush private yard. Master bedroom with en-suite bath plus second bedroom & hallway bath. Hardwood floors and lots of bells and whistles. Come and get this great rental in historic Spaulding Square, one of Los Angeles' early HPOZ neighborhoods.				
<b>MLS#19-428592</b> Bill Lustig 310-770-0283 COMPASS				
Blt-Ins,Cbl,Dshwshr,Dryer,Grbg Disp				


## 04 Bel Air - Holmby Hills


Single Family

<b>255 LADERA DRIVE</b>		Open	11-2	<b>NEW</b>
<b>\$36,000,000</b>	4+7	2sty-TRADITIONAL		
				
<b>CELEBRITY COMPOUND ON NEARLY TWO ACRES</b> MILLE FLEURES, an extraordinary and romantic estate on nearly 2 prime acres in Holmby Hills. Exquisite iron gates open to a long private drive leading to the grand French Manor residence, designed in 1925 by architect Sumner Hunt and recently restored by designer Thomas Beeton. The sprawling grounds, magical pathways, towering trees, specimen gardens, original greenhouse, 2 guest cottages, 2-story pool pavilion with fireplace and a spectacular lap pool. Parking for 20 plus cars.				
<b>MLS#19-422658</b> Sharona A /Ron de Salvo 310-888-3708 SOTHEY'S INT.REALTY				
MySharona.com				


<b>1000 BEL AIR RD</b>		Open	11-2	<b>NEW</b>
<b>\$12,500,000</b>	4+4.5	2sty-TRADITIONAL		
				
<b>THE ULTIMATE ADDRESS</b> Spectacular view estate at the ultimate address: 1000 Bel Air Rd. Private & gated, this elegant estate is situated on over an acre w/300ft of frontage & gorgeous grounds overlooking exquisite city & cyn views. Enter into the formal foyer w/ soaring ceilings, wrought-iron staircase, & abundance of natural light from the floor-to-ceiling windows. Formal living & dining rms. Gourmet kitchen w/breakfast nook. Master w/ dual marble baths. 3 add'l bdrm suites. Detached gsthse, sprawling lawns, & pool.				
<b>Jade Mills 310-285-7508</b> COLDWELL BANKER				
Gated, Range/Oven, Refrigerator				

<b>1171 CHANTILLY RD</b>		Open	11-2	<b>NEW</b>
<b>\$10,995,000</b>	6+10	CONTEMP MED		
				
<b>SITED BEHIND GATES IN PRIME BEL-AIR</b> This exquisite 6-bed, 10-bath Mediterranean Villa welcomes onlookers with impeccable landscaping & tall, imposing French doors. Inside, a jaw-dropping two-story foyer with chandelier, meticulous mosaic tile flooring, & striking wraparound staircase greets you. The perfect blend of grand scale & warm comforts, the two-story living room is lined with arched French doors to the private, resort-like grounds with a pool, spa, outdoor kitchen, dining pergola, fireplace, & an expansive stone terrace.				
<b>MLS#19-446218</b> David Kramer Group 310.691.2400 HILTON & HYLAND				
DavidKramer.Group				

<b>10750 CHALON RD</b>		Open	11-2	<b>NEW</b>
<b>\$7,995,000</b>	5+6	CONTEMPORARY		
				
<b>NEWLY REBUILT, CONTEMPORARY RETREAT IN HEART OF BEL AIR</b> Spacious & open main level flows the living, dining & kitchen all detailed by 2 fireplaces & Fleetwood doors for indoor/outdoor living. Chef's kitchen w/ss Wolf & Miele appliances, Sub-Zero wine fridge, island & open hearth. Sumptuous master w/Fleetwood doors, walk-in closets, soaker tub, glass shower, floating vanity & volakas marble. A five-star garden w/floating pool, spa, outdoor shower & more. Moments from the Bel Air Hotel & the best BH has to offer, this masterpiece is one to behold!				
<b>MLS#19-446510</b> Sally Forster Jones 310.579.2200 COMPASS				
10750Chalon.com				

<b>2364 BROOKSHIRE LN</b>		Open	11-2	<b>NEW</b>
<b>\$3,399,000</b>	4+5	CONTEMPORARY		
				
This Beautiful contemporary remodeled house found in a luxurious gated community in Bel Air Crest. Recently updated to including views overlooking the luscious backyard to include a stunning view of the pool. Direct ELEVATOR access from Parking garage to the house. Community amenities include tennis courts, basketball courts, GYM, pool, Jacuzzi, clubhouse and playgrounds, golf putting and dog park				
<b>MLS#19-430830</b> Minoo Sadeghani 310-621-2254 SOTHEY'S INTERNATIO				
Dshwshr,Dryer,Elvtr,Grbg Disp,Micro				

<b>2066 ROSCOMARE RD</b>		Open	11-2	<b>NEW</b>
<b>\$1,648,000</b>	3+2	1sty-CONTEMPORARY		
				
<b>BEL AIR SANCTUARY</b> Perched in the hills of Bel Air, this three bed estate is tucked away amid lush landscape. Featuring a beautifully open, airy layout accented w/natural light, the home opens to a living room complete w/vaulted ceilings, hardwood floors & fireplace. Adjoining the living room, the bright kitchen offers large windows that flaunt views of the surrounding landscape. Flowing from the living space, a hallway leads to three beds. The master affords a full bath, spacious, walk-in closet & large windows.				
<b>SMITH &amp; BERG   SEWIT 310.500.3931</b> COMPASS				
2066roscomare.com				

<b>10536 SANDALL LN</b>		Open	11-2	<b>NEW</b>
<b>\$1,495,000</b>	3+2	COUNTRY ENGLISH		
				
<b>COUNTRY ENGLISH CHARMER</b> Private English Country Charmer. Brick and hardwood floors, beamed ceilings, updated kitchen and bathrooms. Three bedrooms or 2+Den/Office. A jewel of a property with serene canyon view and a private spa. Beautiful remodeled baths and kitchen. Located on a cul-de-sac and off the 1500 block of Bel Air Rd.				
<b>MLS#19-445302</b> J. Fogelman & L.Chorna COLDWELL BANKER BHN				
Blt-Ins,Cbl,Dshwshr,Grbg Disp,Rng/Ovn				

<b>1272 FERNBUSH LN</b>		Open	11-2	<b>NEW</b>
<b>\$1,200,000</b>	2+2	3sty-CONTEMPORARY		
				
<b>DRAMATIC &amp; CONTEMPORARY HOME</b> Step up to this dramatic, multi-level contemporary home in lower Bel Air. Property enjoys extensive use of maple wood flooring and oversized picture windows capturing serene, tree top views. High ceilings, gourmet kitchen and luxurious master bathroom. The master suite features an en-suite bathroom and separate office space. Includes two adjoining parcels ensuring privacy for years to come. Direct access garage and minutes to Beverly Hills, UCLA and Westside. Warner Elementary School!				
<b>Steven Foonberg (310) 474-1013</b> WESTSIDE REALTY GRP				
www.WestsideRealtyGroup.com				



10701 BELLAGIO RD

Open11-2

\$59,995,000

8+122sty-CONTEMPORARY

rev



STATELY CONTEMPORARY MANOR

Bel Air's latest masterpiece, this stately contemporary manor sits upon one of the most prestigious sites in the world. Set above the sixth hole fairway of the world's most exclusive country club, views span the green canopy of Bel Air and its elite estates, to the iconic LA skyline and beyond. A new generation of home designed by the famed Paul McClean, with trademark elegant lines, striking chevron black marble floors and beautifully portioned spaces abound.

MLS#19-427116

Branden & Rayni Williams310.691.5935

HILTON & HYLAND

Williams & Williams Estates Group


14655 MULHOLLAND DR

Open12-2

\$7,995,000

6+9CONTEMP MED

rev



REDUCED BY 1 MILLION!

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

MLS#18-415222

Valerie Fitzgerald3102857515

COLDWELL BANKER RESI

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


10932 SAVONA RD

Open11-2

\$4,250,000

5+52sty-FRENCH

rev



5 BEDROOM BEL AIR FRENCH REGENCY

5 BR, 5 BA, 2 story French Regency. 5,189 int. sq.ft. 35,310 sq.ft lot. Fantastic views of canyon, city and ocean. Pool surrounded by patios. End of cul-de-sac for ultimate privacy and solitude.

MLS#19-437656

Peter Whyte310-650-8480

COLDWELL BANKER

Views of City, Coastline and Ocean

502 CASCADA WAY

Refresh.11-2

\$2,499,000

4+42sty-TRADITIONAL

rev



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.

MLS#19-440996

Victoria Risko3108820246

SOTHEBY'S INTERNATIO

Blt-Ins,Dshwshr,Fridg

2759 AQUA VERDE CIR

Open11-2

\$2,295,000

5+4CONTEMPORARY

rev



CONTEMPORARY ONE- STORY HOME

Contemporary one- story home in Casiano spacious + open floor plan, marble and wood flooring. Large kitchen, ideal for entertaining. Large backyard with pool. Also available for lease. Pots and plants not included.

MLS#19-420982

Doris Safizadeh310.888.3369

NOURMAND & ASSOC.

BBQ,Dshwshr,Dryer,Grbg Disp,Fridg

04 Bel Air - Holmby Hills

Income


2391 ROSCOMARE RD

Open11-2

\$29,000,000

MODERN

rev



ONE BEL AIR

A premier new construction 10 unit luxury building, the only one of its kind in scenic upper Bel Air. Offering 'home alternative' residences in one of LAs' most sought after neighborhoods. Ocean & canyon views beautifully combine nature, serenity & modern luxury. Sleek architecture & sophisticated design, finishes & fixtures are set amidst a lush mountainous back drop. Equipped with a gym, lounge, viewing deck, pool, secured entry & parking garage.

MLS#18-391436

Helbling / Kirman310-849-2485

COMPASS

05 Westwood - Century City

Single Family


1903 PROSSER AVE

Open11-2

\$3,495,000

5+5.52sty-MODERN

NEW



MODERN, FIVE BEDROOM HOME IN WESTWOOD!

Warm, elegant, modern home on large corner lot. Incredible volume, clean lines, high ceilings and big windows throw off beautiful natural light. Gourmet kitchen with white water fall edge island, Sub Zero refrigerator, Miele double ovens and generous cabinetry all opening to a family room with custom media center, built-in speakers and bar/storage under the staircase. Wide plank wood floors, glass paneled staircase and spacious formal dining room for large dinner parties.

Danny Brown310.901.7405

COMPASS

456 WARNER AVE

Open11-2

\$2,599,999

4+3TRADITIONAL

NEW



IMPECCABLE LITTLE HOLMBY TRADITIONAL

Outstanding opportunity to own a lovingly restored home in prestigious Little Holmby. Light and bright with hardwood floors throughout, this classic Westwood home features large formal living room with fireplace, grand formal dining room, gracious kitchen with breakfast room, spacious family room with fireplace and wet bar, one bedroom and bath off the kitchen and 3 additional bedrooms and 2 baths on the other side. The rear of the house opens to a private covered patio and sparkling pool beyond

James Bremner310.622.7445

COMPASS

www.456Warner.com


2002 FOX HILLS DR

Open11-2

\$2,349,000

4+5SPANISH

NEW



FOUR BEDROOM SPANISH GEM ON LARGE CORNER LOT

Situated on a large corner lot at the end of a cul-de-sac, this spectacular Spanish residence was meticulously reimagined with designer details throughout. The main level includes two ensuite bedrooms, formal dining room, living room, and chef's kitchen which opens up to the spacious and sun-drenched family room. The upstairs features a laundry room, ensuite guest bedroom with private balcony, and a luxurious master suite complete with his and her closets, spa-like bathroom, and private balcony.

MLS#19-446658

Matt Klein310-418-9785

THE AGENCY

Dshwshr,Grbg Disp,Rng/Ovn,Fridg

OPEN HOUSE STATUS

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

NEW

New, automatic status

NEW\*

New, not yet listed

RED

Reduced

REV

Review, automatic status

BOM

Back on Market



<b>2048 LINNINGTON AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,599,000</b>	3+2	COUNTRY ENGLISH	



**CHARMING ENGLISH COTTAGE ON A VERY DESIRABLE STREET**

Perched on the hill, close to Century City, this sunshine bright 3 bedroom, 1 and ¾ bath home will win your heart. This home has character and charm, starting with hardwood floors and a living room with barrel ceiling and fireplace. Formal dining room plus and interior sun room with French doors that opens to a fabulous oversized deck. Down from the deck is a wonderful backyard with a pool and spa area off to the right, and a grassy play area to the left.

**MLS#19-445292**  
Ron Wynn 310-621-1772  
COLDWELL BANKER RESI

Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

<b>1 W CENTURY DR #24B</b>	Open	11-2	<b>NEW</b>
<b>\$7,250,000</b>	3+4		



Welcome to this sophisticated and stunning fully furnished 3 bedroom condo at The Century with private elevator access to your unit. Grand spaces w/ hi ceilings & hardwood floors thru out. Floor to ceiling picture windows w/ panoramic sweeping views from Downtown LA to the ocean. Spacious Master Suite and secondary guest bedroom/den/office are on the opposite side of the unit from the 3rd bedroom. Two lovely patios for entertaining and admiring the sensational views. 24 Hour Full Services.

**MLS#18-410480**  
Jane Siegal 3107776371  
COLDWELL BANKER RESI

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

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



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

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

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

www.10670AshtonAvenue.com

<b>1 W CENTURY DR #27D</b>	Lunch	11-2	<b>NEW</b>
<b>\$4,350,000</b>	2+3	CONTEMPORARY	




**WORLD CLASS SOPHISTICATION, TURNKEY WITH JETLINER VIEWS!**

Welcome to the ultimate in five-star luxury living, the ultra-private, full-service, high-rise home in the sky. Set in Century City, minutes away from world-class dining and shopping at the Century City Mall, as well as Los Angeles' top creative and law offices. Stunning panoramic views from every window, stretching from the mountains all the way to the ocean. A private elevator leads directly up to the private, formal entry room. Spacious open floor plan with chef's kitchen and private master.

**MLS#19-434184**  
Irene Dazzan-Palmer 310-317-9354  
COLDWELL BANKER RESI

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

<b>1338 WOODRUFF AVE</b>	Open	11-2	<b>bom</b>
<b>\$2,199,000</b>	5+3	TUDOR	



**THE PERFECT WESTWOOD LOCATION**

The ultimate location on prime Woodruff Ave with endless potential to renovate or build new. 4 bedrooms + 3 baths total. Beautiful lot with views toward Century City and beyond. English Tudor style with unique offices or bonus rooms adjacent to each upstairs room, breakfast room and downstairs maid room/guest room with bath. Upstairs are 3 bedrooms and 2 baths. Needless to say, the proximity to Century City, Sinai Temple, UCLA, and Westwood Village make this a great long term investment.

**MLS#19-445300**  
Ron Wynn 3105919172  
COLDWELL BANKER RESI

Dshwshr,Rng/Ovn,Fridg

<b>10100 EMPYREAN WAY #203</b>	Open	11-2	<b>NEW</b>
<b>\$2,599,000</b>	2+3	FRENCH	



**REDONE CUSTOM LE PARC JEWEL**

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

**MLS#19-446382**  
Lori Hashman Beris 310-880-3061  
SOTHEBY'S INT REALTY

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

## 05 Westwood - Century City

Condo / Co-op

<b>1 W CENTURY DR #9A</b>	Open	11-2	<b>NEW</b>
<b>\$7,995,000</b>	4+6	CONTEMPORARY	



**STUNNING AND SOPHISTICATED 4 BEDROOM IN "THE CENTURY"**

One of the finest full-service luxury buildings in Los Angeles that is sitting on nearly 4 acres in Century City. Spacious alternative to a single family residence that boasts city and ocean views. Direct elevator access opens to Top-notch Designer finished with impeccable taste including hardwood floors, marble bathrooms, and professional kitchen with top-of-the-line appliances.

**MLS#18-406396**  
Dena Luciano 310-600-3848  
DOUGLAS ELLIMAN

<b>10644 WILKINS AVE, UNIT 302</b>	Open	11-2	<b>NEW</b>
<b>\$959,000</b>	2+2.5	TRADITIONAL	



**PERFECTLY APPOINTED AND SPACIOUS PENTHOUSE UNIT!**

Perfectly appointed and spacious penthouse unit with treetop & city lights views. Flooded with natural light, this wonderful top floor unit boasts soaring vaulted ceilings, eat-in kitchen, wet bar, an oversized master suite with brick fireplace, spa tub and walk-in closet, plantation shutters throughout and large balcony perfect for enjoying the warm spring breeze. Highly desired Westwood location, in close proximity to great shops and restaurants!

**K. Bonk | I. Fleishman 310-839-8500**  
RE/MAX WEST LA

www.RESULTSRealEstateGroup.com

<b>10116 EMPYREAN WAY #202</b>	Open	11-2	<b>red</b>
<b>\$1,875,000</b>	2+3	CONTEMPORARY	



**REDUCED! TASTEFULLY UPDATED UNIT IN LE PARC**

Foyer entrance opens on to a spacious liv/din area with fpic overlooking a lg balcony conducive to indoor/outdoor entertaining. Beautifully redone kitch w/dbl ovens, gas cooktop and stainless appliances. Breakfast area opens on to greenery and balcony perfect for barbecue or enjoying your morning coffee. Gracious master suite w/dbl walk in closets. Master bath w/spa tub, dbl sinks, and separate shower. Spacious 2nd bed w/own bath. All rms have hi ceilings, recessed lighting, & crown molding.

**MLS#19-425664**  
Laurie Kradin 424-202-5001  
DOUGLAS ELLIMAN OF C

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

<b>1 W CENTURY DR #24B</b>	Open	11-2	<b>NEW</b>
<b>\$7,250,000</b>	3+4	CONTEMPORARY	

Sophisticated 3 bedroom at The Century. Priv elevator access to unit. Grand spaces w/ hi ceilings & hwdw flrs thru out. Fir to ceiling pic windows w/ panoramic vus from DTLA to the ocean.

**MLS#18-410480**  
Jane Siegal 3107776371  
COLDWELL BANKER RESI

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




1 W CENTURY DR #TH A

Open 11-2

\$10,995,000

4+6 TRADITIONAL

rev



GROUND-LEVEL TOWNHOUSE IN THE CENTURY

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

MLS#19-433912

Jon Bronson 310.800.0430

COLDWELL BANKER RESI

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


1 W CENTURY DR #29A

Lunch 10-2

\$8,650,000

4+6 OTHER

rev



THE CENTURY #29A 4 BEDROOMS 4500 SQ FT REDUCED

A rare opportunity to live in this exquisite 4 bedroom condo with unobstructed views on the 29th floor! It has 8 rooms, including a formal dining room and has been designed with the utmost quality, craftsmanship, and luxury. Step into the vestibule from the direct access elevator and the knockout views to the ocean will take your breath away. This unit has southwest, west and north views to the hills. The condo is also available furnished.

MLS#18-378322

Ronnie Kassorla 310 666-2334

NELSON SHELTON REAL

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


1 W CENTURY DR #8B

Lunch 11-2

\$5,295,000

2+3 CONTEMPORARY

rev



SPECTACULAR CONDOMINIUM IN THE CENTURY

Spectacular 2 bdrm & 2.5 bth condo in The Century, one of the newest & most prestigious full-service luxury buildings in LA. This sophisticated unit is located in prime "B stack" facing Southwest w/stunning panoramic views from Downtown to the Ocean. Apx. 3,440 sq.ft. of living space w/open floor plan, large rooms, clean lines, & impeccable finishes. Private elevator leads directly into foyer. Tremendous living room, spacious dining room, & gourmet kitchen w/breakfast room. Private master suite.

MLS#18-307054

Jade Mills 310-285-7508

COLDWELL BANKER

Blt-Ins,Cbl,Dshwshr,Dryer,Elvtr

10727 WILSHIRE BLVD #2005

Open 11-2

\$4,095,000

3+4.5 1sty-CONTEMPORARY

rev



SPECTACULAR VIEW CONDO AT THE REMINGTON

Resting high atop one of Wilshire Corridor's most premier high-rise residences, this unit offers a rare opportunity to access the glamour & prestige of The Remington from the 20th story. Direct elevator access invites one from the private vestibule area into this 3 bed, 4.5 bath unit w/over 3,300 sf. of luxury living. Bathed in natural light, the sweeping floor plan delivers 270 degrees of amazing city & ocean views. 5 balconies, floor to ceiling windows & wood floors can be found throughout.

MLS#19-441514

John Giddins 310.666.6365

SOTHEBY'S INT'L RLTY

www.TheRemington2005.com

10108 EMPYREAN WAY #304

Open 11-2

\$3,500,000

2+3 TRADITIONAL

rev



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

Available for lease for \$18,000

05 Westwood - Century City

Lease


10655 ROCHESTER AVE

Open 11-2

\$22,000

5+6 2sty-TRADITIONAL

NEW



WESTWOOD OASIS

This five-bed estate enjoys an airy open floor plan. Through the foyer, natural light fills the living room & formal dining area. To the right of the entrance is a bedroom & half bath. Flowing beyond the staircase illuminated by skylights, the home opens into the kitchen. Here, an adjacent living space feats a fp & bar area w/doors that lead to outdoor shaded lounge w/a fp as well as a pool & spa. Upstairs feats three beds—each w/its own ensuite bath & a master complete w/ vaulted ceilings.

SMITH & BERG 310.500.3931

COMPASS

10655rochester.com

10106 EMPYREAN WAY #202

Open 11-2

\$12,000

2+4 CONTEMPORARY

NEW



LE PARC CONTEMPORARY 2 + DEN LEASE

Rare contemporary remodeled lease available at prestigious Le Parc condos in prime Century City location. Two bedroom plus a Den, four bath, formal Dining Room, large Living room leads to huge patio with fountain and tree top views. Interior location. Remodeled Kitchen and baths. Wood floors, Chefs Kitchen with granite counters and new appliances. Master with his & hers baths and walk in closets. 24 hour guard gated, pool, tennis, gym, clubhouse. Close to all Century City has to offer.

MLS#19-426258

Lori Hashman Berris 310-880-3061

SOTHEBY'S INT REALTY

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

06 Brentwood

Single Family

1225 CHICKORY LN

Open 11-2

\$10,995,000

6+9 3sty-CONTEMPORARY

NEW



UNOBSTRUCTED OCEAN VIEWS FROM PALISADES TO CATALINA ISLAND

Perched on a coveted promontory in the Brentwood hills with unobstructed ocean views from the Palisades to Catalina Island, this newly built architectural masterpiece fosters an unparalleled indoor-outdoor living experience, complete with 5,000 SF feet of decking and head-on ocean views from almost every room. Grand-scale living spaces include a seamless chef's kitchen, zero-edge pool, sunken fire pit, grassy backyard, fitness center and entertainer's level with walk-in wine room and theater.

Santiago Arana 310-926-9808

THE AGENCY

www.TheAgencyRE.com

1116 S CARMELINA AVE

Lunch 11-2

\$5,695,000

6+7 TRADITIONAL

NEW



JOIN US FOR TACO TUESDAY!

This brand new masterpiece exudes casual yet refined sophistication in a prime Brentwood locale. Through the two-story foyer, an open fl plan abounds t/out, commencing in the office w/a fp & patio, flowing onward into the dining & living rms, both inundated w/a wealth of natural light. Just beyond lies the great rm & fp, replete w/white oak flrs & chef's kitch. Here, glass sliding drs open to a large covered patio, yard & pool. The home feats 6 bed, including the master w/its own living space.

MLS#19-436764


SMITH & BERG 310.500.3931

COMPASS

1116carmelina.com



<b>12232 DOROTHY ST</b>	Open	11-2	<b>NEW</b>
<b>\$3,790,000</b>	4+4	2sty-VILLA	




**GORGEOUS GATED HOME W/ POOL & GRASSY YARD**

Nestled in a whisper-quiet, tree-lined enclave. Gated, grass, play yard w/ travertine path welcomes you to this refinished home w/ new hwd floors & dramatic 9 ft. ceilings. Sun-drenched rooms catch the ocean breeze. Subtle Palladian foyer introduces an open floor plan living rm w/ FP & FDR both surrounded by windows & natural light. Enormous granite gourmet kitch w/ double ovens & butler's pantry, open through 4 sets of French doors to a serene center courtyard retreat.

Ron Holliman 310-270-6682  
COLDWELL BANKER BH N

West of Bundy, North of Wilshire Blvd

<b>3034 ELVIDO DR</b>	Open	11-2	<b>red</b>
<b>\$3,095,000</b>	3200000	4+4	




**EXQUISITELY REMODELED ONE-STORY MID-CENTURY RANCH**

Perched on a large lot in one of LA's best-kept-secret neighborhoods packed with impressive mid-century homes. Sleek interior design lines evoke the glamour of the mad men era, while having received a full makeover to ensure it offers the latest in conveniences & updated finishes. This home is loaded with designer flair and is conveniently located off Mulholland Drive, with easy access to Bel Air, Sherman Oaks, the freeways and outstanding schools.

MLS#18-417018  
Marcie Hartley 310.691.5950  
HILTON & HYLAND

3034Elvido.com

<b>2000 WESTRIDGE RD</b>	Open	11-2	<b>NEW</b>
<b>\$3,500,000</b>	4+4	ARCHITECTURAL	




**MODERNIZED 1969 VIEW HOME :: MATT KIVLIN, AIA**

Originally designed by legendary surfing pioneer & architect Matt Kivlin in 1969 the house demonstrates mastery of the understated style, using an open plan, glass walls, & slender structural members oriented to face the city & mountain views. Subsequent owners have brought the house into the 21st century. The upper level includes 3 bdrms, including potentially 2 master suites. Fourth bdrm/den on the main level. The house lends itself naturally to indoor/outdoor entertaining. Two car attached garage.

Frank Langen 310-963-3891  
DEASY PENNER & PODLE

homeasart.com

<b>2220 MANDEVILLE CANYON RD</b>	Open	11-2	<b>rev</b>
<b>\$10,950,000</b>	5+7	SOUTHERN COLONIAL	



**LEGENDARY TENNIS COMPOUND IN BRENTWOOD**

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

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

<b>2406 PESQUERA DR</b>	Open	11-2	<b>NEW</b>
<b>\$2,475,000</b>	4+3.5	1sty-RANCH	




**CALIFORNIA RANCH IN THE BRENTWOOD HILLS**

Single story California Ranch style home on a sprawling corner lot in the Brentwood Hills. This 4 bed, 3.5 bath home offers an open floor plan w/ great indoor outdoor flow. The gracious entry welcomes you into the dining area & living room w/ brick fireplace and large glass sliding doors that open onto a fantastic outdoor entertaining area with pool & spa, built-in bbq & grassy yard. Other features include kitchen w/ center island & breakfast area, home office, wood floors & 2 car garage w/ direct access.

Emil Schneeman (310)922-3292  
BERKSHIRE HATHAWAY

refrigerator, dishwasher, stove

<b>16677 STONE OAK PARK</b>	Refresh.	11-2	<b>rev</b>
<b>\$5,490,000</b>	5+6	2sty-MEDITERRANEAN	




**SERENITY IMMERSSED IN NATURE**

Stunning estate tucked away in the exclusively gated community of Stone Oak Park with tennis court and infinity pool/spa. Immersed in nature, a one-of-a-kind location overlooks acres of pastoral setting and the Santa Monica Mountains with hiking and biking trails. Feel the serenity the moment you walk through the 2-story grand foyer laced in light. A rare opportunity of living so centrally just minutes from the 405, Beverly Hills, the Valley, Westside and great private schools. Be transformed.

MLS#19-431690  
Betsy Walton 310-463-2211  
SOTHEBY'S REALTY

Tennis Estate

<b>2276 THE TER</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,425,000</b>	2+2.5	TRADITIONAL	



**LUNCH IS SERVED!**

Gracious living in Mountaingate, the exclusive gated enclave in Brentwood. 2 beds, 2 1/2 baths plus a loft den/office. Two fireplaces, H/W floors, eat-in kitchen with center island. Soaring ceilings, spacious rooms flooded with light, creates an open floor plan - an entertainer's delight. Spectacular views of the golf course and hills beyond.

Lynn Whitaker 3106227404  
COMPASS

www.2276theterrace.com

<b>1955 MANDEVILLE CANYON ROAD</b>	Open	11-2	<b>rev</b>
<b>\$5,450,000</b>	4+4	2sty-ARCHITECTURAL	



**GLORIOUS CANYON VIEWS | OPEN TUESDAY 11AM-2PM**

Enter off lower Mandeville up a private gated drive & discover the magical setting of this architectural home. A spectacular great rm w/ vaulted double-height wood-beamed ceilings, skylights, wide plank flrs, stone FP & wall of windows w/ French drs to the backyard. Glass enclosed DR, sitting area & chef's kitchen. 1st flr Master features FP, exercise rm, spacious office. Three other bedrooms, 1 down, 2 up + GH. Grounds include an infinity pool/spa, patio, drought-tolerant garden & views!

MLS#19-423588  
Elizabeth/Robert Puro 424-202-3249  
DOUGLAS ELLIMAN

Refrigerator, Range/Oven, Dishwasher

## 06 Brentwood

Condo / Co-op

<b>2244 MANDEVILLE CANYON RD</b>	Open	11-2	<b>red</b>
<b>\$5,995,000</b>	6+6	2sty-ARCHITECTURAL	



**PRIVATE ARCHITECTURAL ESTATE**

Enter through handsome gates and an impressive drive up to an architect's own warm modern estate. Great privacy on over an acre of grounds with a flat grassy backyard, it's own meadow, spectacular waterfall and spacious patio with a Santa Maria bbq, swimmers pool and spa.

MLS#19-422070  
Mary Beth Woods 3104631599  
COLDWELL BANKER RESI

Blt-Ins, Dshwshr, Rng/Ovn

<b>823 S BUNDY DR, UNIT 104</b>	Open	11-2	<b>NEW</b>
<b>\$2,998,000</b>	4+4	3sty-SPANISH	



**SET WITHIN THE HEART OF BRENTWOOD**

The home opens into an airy office space to the right of the foyer, feat lg windows that welcome natural light into the space. To the left, a family rm flows to an adjoining dining area. Feat an elevator w/ access to all floors as well as a half bath, the foyer opens to the kitchen & an add. living space. The downstairs level offers access to a four-car garage & adjoining basement room. The home's third level opens to two beds & the master. The final, top level of the home leads to a spacious rm.

SMITH & BERG 310.500.3931  
COMPASS

823bundy.com



<b>11927 DARLINGTON AVE, UNIT 1</b>	Open	11-2	<b>NEW</b>
<b>\$1,398,000</b>	3+3	3sty-TRADITIONAL	



**CHIC TRADITIONAL TOWNHOME IN PRIME PRESTIGIOUS BRENTWOOD**


Chic redone 3 brd 3 bth on a quiet street in Prime Brentwood. Front unit, private entrance, hi ceiling, wide planked wood floors throughout with spacious light filled rooms. Gourmet eat in kitchen with stainless steel appliance, custom cabinetry, stone counters, private patio for your BBQ parties. Master Suite with dual walk in closets and spa like bathroom. Private elevator for easy access to your private home. Convenient to schools, and upscale shops eateries in prestigious Brentwood.

Clifford Rowe  
COMPASS

3108809185

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

<b>11743 KIOWA AVE #201</b>	Open	11-2	<b>NEW</b>
<b>\$1,095,000</b>	2+3		



**BEAUTIFULLY RENOVATED! OPEN TUESDAY 11-2PM!**

Bright & spacious 2bd 3ba condo in the heart of Brentwood. Beautiful hw flrs throughout the 1588sf hm. Large front-facing curved window reels in sweeping street views in liv rm. Gorgeous wood cabinets and granite counter tops in kitchen. Large master suite has a separate tub and shower, walk-in closet as well as an additional closet. Enjoy an in-unit washer & dryer. Two tandem prkg spots. Located in the heart of Brentwood, close to San Vicente, shops, cafes and Brentwood's Sunday farmers market.

MLS#19-445458

Andrew Sacks  
COLDWELL BANKER - BW

310-926-9844

<b>11636 MONTANA AVE #109</b>	Open	11-2	<b>NEW</b>
<b>\$1,025,000</b>	2+3	CONTEMPORARY	



**CHIC NEW YORK STYLE LOFT LOCATED IN THE HEART OF BRENTWOOD**

The two bedrooms are both en suite. The master bedroom is very generous in size w/ lots of natural light, a walk-in closet, and a luxurious dual vanity bathroom w/ a large shower containing two shower heads. Other features include high ceilings, crown molding, large living room w/ fireplace, wood floors, laundry room in-unit, upgraded HVAC w/ a Nest thermostat and a wet bar. Parking is gated. There are two individual parking spaces assigned to the unit. Community pool and spa.

MLS#19-429948

Wheeler Coberly  
COMPASS

310.351.6234

Dshwshr,Dryer,Grbg Disp,Micro,Fridg,Othr

## 07 West L.A. Condo / Co-op

<b>3000 FEDERAL #106</b>	Open	11-2	<b>NEW</b>
<b>\$1,049,000</b>	3+2.5	2sty-CONTEMP MED	



**WEST LOS ANGELES LUXURY 3 BEDROOM TOWNHOME**

Warm, quiet and inviting, you will immediately feel at home in this stylish and modern 3 bedrooms and 2.5 baths. Completed with designer finishes throughout, the home features custom designed elements including wood floors, cozy gas fireplace, and a large kitchen w/ stone counters, glass back splash, custom cabinets, stainless steel appliances and an eating nook. Master suite boasts a walk in closet, a tile bath with double sinks, shower and soaking tub. There is a bonus room and 2 car garage

MLS#19-445884

Joanne Lindsay  
COMPASS

310-500-1415

www.3000federal106.com

## 08 Cheviot Hills - Rancho Park Single Family

<b>10547 PUTNEY RD</b>	Open	11-2	<b>NEW</b>
<b>\$1,399,000</b>	2+2	TRADITIONAL	



**WONDERFUL VINTAGE CHEVIOT HILLS HOME**

Incredible opportunity to update and expand this wonderful vintage Cheviot home set in a charming and inviting garden. The character is highlighted by original windows, embedded ceiling beams in the spacious living room, a gracious formal dining room & cozy den with fireplace. The spacious master has a wall of windows capturing the entire lush garden. Putney Road is one of those true neighborhood streets with prized Overland Elementary School and Cheviot Hills Recreation Center nearby.

MLS#19-445468

John Dowd/ Jan Reichmann  
CORE REAL ESTATE GRP

310.993.4983

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

## 09 Beverlywood Vicinity Single Family

<b>1920 COVINGTON LN</b>	Open	11-2	<b>NEW</b>
<b>\$1,749,000</b>	4+3	SPANISH	



**NEWLY BUILT IN 2016, STUNNING TWO-STORY SPANISH REVIVAL**

Welcome home to The Faircrest! Built in 2016, 4bd/3ba, spacious backyard & 2-car garage. High ceilings, abundant light, & high-end quality finishes. Well-designed open floor plan. Covered patio, & great room that flows into dining room. GE appliances & large island. Master suite w/spa bath, dual sinks, Moen fixtures, separate soaking tub & shower, & walk-in closet. Built-in tech loft area, & laundry room. Close to DTLA & the Westside!

MLS#19-445016

Jennifer Eckert  
NOURMAND & ASSOC.

323.462.6262

www.1920covington.com

<b>1725 S WOOSTER ST</b>	Open	11-2	<b>NEW</b>
<b>\$1,500,000</b>	2+1	1sty-COUNTRY ENGLISH	



**ENGLISH COUNTRY ON OVERSIZED LOT**

This pristine English Country home is situated on an oversized 6,900 sf lot on a tree-lined street in the highly sought-after Crestview neighborhood. The living rm boasts hwd floors, ornate crown moldings, a bay window & fireplace. The FDR overlooks a porch & front yard. Designer kitchen w/ breakfast nook, stainless-steel appliances & a Viking range. Master suite has French doors to the patios, pool & backyard, flanked with mature regional flora + converted bonus or guest cottage w/ bathroom.

MLS#19-446392

Anne Austin  
COLDWELL BANKER HP

(213) 718-1527

Cbl,Cing Fan,Dshwshr,Dryer,Grbg Disp

<b>2923 CARDIFF AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,175,000</b>	2+1.5	1sty-RANCH	



**BEVERLYWOOD ADJ POOL HOME**

Beverlywood adj pool home offers hardwood floors, remodeled kitchen featuring Cambria Quartz Countertops & LG and Bosch appliances, new HVAC system, updated bathrooms and a beautiful living room fireplace. The expansive outdoor space features a newly remodeled pool and hot tub surrounded by a bluestone patio. There is also a great two car garage and outdoor seating/play areas. Close to downtown Culver City restaurants and Metro. Short commute to Beverly Hills & Downtown. A definite must see!

MLS#19-446392

Ron Wynn & Brett Raskin  
COLDWELL BANKER

310-621-1772



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**310-358-1833**





## 10 West Hollywood Vicinity

Single Family

TUESDAY

<b>613 N LAUREL AVE</b>	Open	11-2	<b>NEW</b>
<b>\$2,350,000</b>	3+2	SPANISH	




**JUST LISTED!**

Spanish Contemporary w/ chic designer flair. Ensnored in luxe privacy provided by mature hedges & perimeter fencing, this 3 Bed / 2 Bath + Studio w/ bath + Pool/Spa offers everything one craves in a So-Cal abode. The bright & airy kitchen boasts an abundance of counter space & cabinetry. The kitchen flows into the entertainer's dream of a backyard. The spacious rear deck leads down to the seating & lounging area that surrounds the sparkling pool & spa. Think Mykonos, but in prime Beverly Grove.

**MLS#19-445578**  
The Sunset Team 3102743900  
KELLER WILLIAMS DTLA

Rng/Ovn

<b>918 N LA JOLLA AVE</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,995,000</b>	3+2	SPANISH	



**CHIN CHIN CHINESE CHIX SALAD**

1920s Spanish w/ privacy hedge & gated entry. Classic formal living room, Batchelder fireplace, formal dining room overlooking serene front garden. Rich hardwood in-laid floors. Full master suite & projection screen media/ family room open out to lush English-styled gardens. Walls for art. Top floor has 2 balconies, circular study/ library flanked by a bedroom & home office – both access rear balcony. Guest house w/ bathroom & pvt entry. Nestled in mid-West Hollywood near Conservatory & Norah.

**MLS#19-446442**  
Realty Group LA Seanl Kathryn  
KW SC/ BH

www.918NLaJolla.com

<b>918 N LA JOLLA AVE</b>	Refresh.	6-7	<b>NEW</b>
<b>\$1,995,000</b>	3+2	SPANISH	



**TWILIGHT WINE & CHEESE**

1920s Spanish w/ privacy hedge & gated entry. Classic formal living room, Batchelder fireplace, formal dining room overlooking serene front garden. Rich hardwood in-laid floors. Full master suite & projection screen media/ family room open out to lush English-styled gardens. Walls for art. Top floor has 2 balconies, circular study/ library flanked by a bedroom & home office – both access rear balcony. Guest house w/ bathroom & pvt entry. Nestled in mid-West Hollywood near Conservatory & Norah.

**MLS#19-446442**  
Realty Group LA Seanl Kathryn  
KW SC/ BH

www.918NLaJolla.com

<b>927 N ORLANDO AVE</b>	Open	11-2	<b>rev</b>
<b>\$5,999,000</b>	5+7	OTHER	



**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

## 10 West Hollywood Vicinity

Condo / Co-op

<b>1100 ALTA LOMA RD #1205</b>	Open	11-2	<b>NEW</b>
<b>\$3,995,000</b>	3+4	1sty-CONTEMPORARY	




**FULL SERVICE EMPIRE WEST 3 BD & 4 BA WITH PANORAMIC VIEWS**

RARE OFFERING EXQUISITE REDONE 3BD & 3.5BA IN FULL SERVICE EMPIRE WEST BLDG. THE BEST UNOBSTRUCTED PANORAMIC VIEWS FROM EVERY ROOM. WOOD FLOORS, FLEETWOOD WINDOWS, SPA LIKE MASTER BATH WITH STEAM SHOWER, AUDIO/VIDEO, TOP OF THE LINE KITCHEN, LUTRON SYSTEM, WASHER/DRYER & MORE. BLDG FEATURES 24HR RESIDENT & GUEST VALET PKG., 24HR CONCIERGE & SECURITY, GYM, TENNIS CT., ROOFTOP POOL & BANQUET RM., DOG PK. & MORE. ONE BLOCK TO SANTA MONICA BLVD. & SUNSET BLVD. SHOPS, RESTAURANTS & NIGHT CLUBS & MORE!

**MLS#19-441534**  
Guy Fedele 3107704444  
GOLD STAR REALTY

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

<b>1100 ALTA LOMA RD #604</b>	Open	11-2	<b>NEW</b>
<b>\$2,199,000</b>	2+3	CONTEMPORARY	




**PROGRESSIVE OPEN HOUSE - EMPIRE WEST**

Gorgeous roof top pool and clubhouse with amazing city views, valet parking, 24 hour concierge service, gym and tennis court all at your fingertips. Set in the heart of West Hollywood this open floor plan unit boasts the biggest kitchen in the building and features top of the line appliances and hardwood floors. 2 bedrooms and 3 bathrooms completed with the finest finishes, the master includes a spa tub and enormous walk in closet.. Live the perfect lifestyle when you call this home.

**MLS#18-386592**  
Kelly Sutherland 310-678-4830  
COLDWELL BANKER RESI

Dshwshr,Rng/Ovn,Fridg

<b>1033 CAROL DR #T4</b>	Open	11-2	<b>NEW</b>
<b>\$1,299,000</b>	2+3	ARCHITECTURAL	



**WELCOME TO CAROLWOOD!**

Recently updated 2-Bedroom / 2.5 Bath loft style townhome is a modern steel and glass home that exudes air, light, and charm. Designed by renowned architect Ron Goldman, FAIA, the highly desirable Carolwood Complex is nestled on a tranquil West Hollywood street, yet still just off the famed Sunset strip. Close to The Soho House, the new Edition Hotel, world-class restaurants, etc. This property represents a rare opportunity that won't last long.

**MLS#19-446182**  
Neil McDermott 310.880.2315  
HILTON & HYLAND

HiltonHyland.com

<b>1155 N LA CIENEGA BLV, UNIT 205</b>	Open	11-2	HOA \$845	<b>NEW</b>
<b>\$899,000</b>	2+2	13sty-ARCHITECTURAL		



**DESIGNER-DONE UNIT IN FULL-SERVICE BUILDING**

Corner unit located in the full-service building Westview Towers. 2BD/2BA, remodeled unit w/ Lutron recessed lighting, walnut hardwood floors, built-ins & designer fixtures/tile throughout. Over-sized kitchen w/ Bosche stainless-steel appliances, breakfast bar, buffet serving space & wine fridge. Glass sliders open to outdoor patio. Master bedroom w/ two closets, double sinks & massive shower w/ double shower heads/body sprayers. Guest bedroom with ample closet space and built-in storage.

**Chris Jacobs (310) 904-3568**  
KELLER WILLIAMS BH

www.WestviewTowers205.com

<b>1131 ALTA LOMA RD #129</b>	Open	11-2	<b>NEW</b>
<b>\$825,000</b>	2+3	CONTEMPORARY	



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

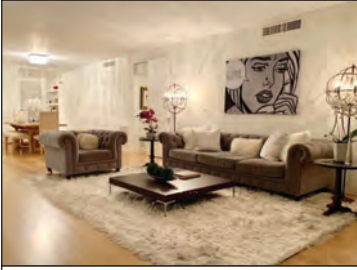
2 bd/2.5ba double unit; largest single-story in the entire complex! Formal entrance vestibule leads to a grand living room w/balcony. Adjacent is a well-equipped kitchen w/ newer appliances, including an induction stove and Miele, dishwasher & great breakfast nook. Spacious bedrooms w/ their own baths.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

**MLS#19-446586**  
Roger Perry 310-740-4029  
RODEO REALTY - BH

www.RogerPerry.com



<b>906 N DOHENY DR #507</b>	Refresh.	11-2	<b>NEW</b>
<b>\$640,000</b>	1+1	5sty-CONTEMPORARY	
	<b>PERFECT WEST HOLLYWOOD PIED A TERRE</b>		
Beautiful top floor modern condo in newly renovated Doheny Terrace. Corner of Doheny and Cynthia Perfect West Hollywood location. One bedroom ,one bath,with great indoor outdoor flow from open living room and dining area and bedroom. Great terrace, balcony ,facing West for watching the sunset and entertaining. Contemporary furnishings, modern polished concrete floors, Custom European kitchen cabinetry, with Sub Zero and Bosch, Toto, appliances. This lovely Condo comes fully furnished.			
MLS#19-444660			
Andrea Alberts		3107775105	
SOTHEBYS INTERNATIONAL		Refridge, Stove,Gym, Pool , Rec Room	

<b>1100 ALTA LOMA RD #705</b>	Open	11-2	<b>rev</b>
<b>\$11,000</b>	2+3	1sty-CONTEMPORARY	
	<b>FULL SERVICE EMPIRE WEST 2 BD 3 BA MEDIA RM CITY VIEWS</b>		
EXQUISITE REDONE CONDO IN THE FULL SERVICE EMPIRE WEST BLDG. ALL UTILITIES & CABLE & INTERNET INCLUDED. BAMBOO WOOD FLOORS, STAINLESS APPLIANCES, EUROPEAN CABINETRY, MEDIA SCREENING ROOM, LARGE ENTERTAINING TERRACE. FAUX FIREPLACE & MORE. BLDG HAS 24HR RESIDENT & GUEST PKG, 24HR CONCIERGE, 24HR SECURITY, ROOFTOP POOL & BANQUET ROOM, GYM, TENNIS CT, DOG PARK & MORE. ONE BLOCK FROM SANTA MONICA SHOPS & ONE BLOCK FROM SUNSET PLAZA SHOPS, RESTAURANTS & NIGHT CLUBS. THIS IS LIVING AT ITS BEST & MORE!			
MLS#19-427004			
Guy Fedele		3107704444	
GOLD STAR REALTY		Blt-Ins,Cbl,Dshwshr,Frzzr,Grbg Disp,Other	


TUESDAY

<b>1100 ALTA LOMA RD #605</b>	Open	11-2	<b>rev</b>
<b>\$2,525,000</b>	2+3	CONTEMPORARY	
	<b>GREAT PRICE REDUCTION!</b>		
Stunning condo in luxurious and classic Empire West. 2 br/2.5 ba with panoramic views. Open floor plan invites the gourmet kitchen, breakfast/dining area, and living room into brilliant entertainment space. Media rm with built-in wet bar flows off living room. Master br w/ spacious closets and bath. Balconies open to the outdoors and city views. Materials and finishes: blk granite floors w/ 24" tiles, exotic zebra wood, Water Works fixtures, resin paneling, glass mosaic tile, and Carrera marble.			
MLS#19-423674			
Rory Barish		310.502.8797	
KELLER WILLIAMS BH		www.Lane4RealEstate.com	

11 Venice Single Family


<b>234 GRAND</b>	Refresh.	11-2	<b>NEW</b>
<b>\$3,175,000</b>	3+4	ARCHITECTURAL	
	<b>STUNNING VENICE ARCHITECTURAL ROW HOME</b>		
Designed by Robert Thibodeau of DU Architects, this stunning home located along Grand Blvd's Architectural Row in Venice is a true delight. Encompassing gorgeous design elements throughout, you'll love entertaining in the warm open floor plan featuring polished concrete floors, glass walls, and soaring redwood ceilings. The gourmet kitchen is a chef's dream with custom cabinetry, high-end appliances, integrated Caesar stone countertops, and beautiful Anne Sacks glass tiling detail.			
MLS#19-445854			
Stormie Leoni		310-907-6517	
HALTON PARDEE		www.HaltonPardee.com	

10 West Hollywood Vicinity Income

<b>926 N LA JOLLA AVE</b>	Open	11-2	<b>NEW</b>
<b>\$2,395,000</b>		MEDITERRANEAN	
	<b>TROPHY DUPLEX! ONLY OPPORTUNITY TO SEE BOTH UNITS</b>		
Trophy Duplex! Prime block. Extensive past renovations. currently \$10,350 monthly income. Like 2 homes. Rare 3 bed + 3 bath each unit. Master Suites. 3 gated entrances. Patios, courtyards & View deck.			
John Galich/Dan Schott			
RODEO REALTY INC.		310-461-0468	

10 West Hollywood Vicinity Lease

<b>1100 ALTA LOMA RD #1205</b>	Open	11-2	<b>NEW</b>
<b>\$13,000</b>	3+4	1sty-CONTEMPORARY	
	<b>FULL SERVICE EMPIRE WEST 3 BD &amp; 4 BA WITH PANORAMIC VIEWS</b>		
RARE OFFERING EXQUISITE REDONE 3BD & 3.5BA IN FULL SERVICE EMPIRE WEST BLDG. UNOBSTRUCTED PANORAMIC VIEWS FROM EVERY ROOM. WOOD FLOORS, FLEETWOOD WINDOWS, SPA LIKE MASTER BATH WITH STEAM SHOWER, TOP OF THE LINE KITCHEN, LUTRON SYSTEM, WASHER/DRYER & MORE. BLDG FEATURES 24HR RESIDENT & GUEST VALET PKG., 24HR CONCIERGE & SECURITY, GYM, TENNIS CT., ROOFTOP POOL & BANQUET RM., DOG PK. & MORE. ONE BLOCK TO SANTA MONICA BLVD. & SUNSET BLVD. SHOPS, RESTAURANTS & NIGHT CLUBS. HURRY THIS WONT LAST LONG.			
MLS#19-427798			
Guy Fedele		3107704444	
GOLD STAR REALTY		Blt-Ins,Cbl,Dshwshr,Dryer,Frzzr,Other	

<b>2334 CLOY AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,695,000</b>	4+5	CONTEMPORARY	
	<b>READY TO BUILD OPPORTUNITY IN THE HEART OF VENICE</b>		
Rare opportunity for construction-ready project in Venice Silver Triangle! Fully permitted vacant lot with complete set of architectural plans for an approximately 2664 square foot dramatic, 4 bdrm/4.5 bath, warm contemporary 2-story home! Excellent location in a quiet neighborhood near world-famous Venice Beach, Abbot Kinney and Marina Del Rey. Perfect for spec builder or owner-user! Well-known Westside project creator/builder available to shepherd project and customize for end-user if desired.			
MLS#19-446198			
Leslie McCauley		310.592.1008	
COMPASS		DRIVE BY ONLY	



## 11 Venice

Income

<b>37 WAVECREST AVE</b>	Open	11-2	<b>NEW</b>
<b>\$3,995,000</b>	6+5	CRAFTSMAN	



**CHARMING CRAFTSMAN COMPOUND ON WALK STREET**

A half block to the beach on a beautiful walk street, this rare 1908 property exudes character and elegance. A meticulously restored 4 bed/3.5 bath main house, 1 bed/1 bath guest house & studio apartment provide for ultimate flexibility to either live in as a owner-user or rent out part/all of the units. A maturely landscaped front yard including hibiscus and lemon trees welcome you to a inviting front porch and grand foyer. Gorgeous original Craftsman details throughout. Truly a must see!

Mark Kitching  
COMPASS

310-902-0221

## 12 Marina Del Rey

Condo / Co-op

<b>4151 REDWOOD AVE, UNIT 401</b>	Open	11-2	<b>NEW</b>
<b>\$1,259,000</b>	2+3	ARCHITECTURAL	



**SLEEK ARCHITECTURAL TOWNHOME IN THE DEL REY ARTS DISTRICT**

This 2-bed/2.5-bath corner unit features an open and spacious layout w/ soaring ceilings and walls of glass providing an abundance of natural light. The gourmet kitchen offers glass subway tile back splash, Ceasarstone counters, Viking stove & refrigerator, and large center island. Head up to the relaxing loft style living area and on the top level find 2 spacious bedrooms w/en-suite baths as well as a stacked washer/dryer. Attached private 2-car garage w/direct access & extra storage provided.

Jonathan Pearson  
HALTON PARDEE

310-907-6517

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

## 13 Palms - Mar Vista

Single Family

<b>3142 VETERAN AVE</b>	Open	11-2	<b>NEW</b>
<b>\$2,699,000</b>	5+5.5	2sty-TRADITIONAL	



**COMPLETED IN 2019 WITH THE FINEST OF FINISHES!**

This breathtaking home perfectly blends Traditional warmth & comfort w/chic contemporary style living. Gourmet kitchen provides state-of-the-art appliances & oversized quartz island which opens to the grand living room flooded w/ natural light from sliding walls of glass. 2nd sty features an envious master suite & 3 additional generous sized guest bedrooms w/views from Santa Monica Mountains to the lights of Century City. Impressive & meticulously crafted home in the heart of Westside Village!

Rory Posini/Kristian Bonk  
RE/MAX WEST LA

310-839-8500

www.RESULTSRealEstateGroup.com

<b>1806 WALGROVE AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,695,000</b>	3+3	CONTEMPORARY	



**EXCEPTIONAL MAR VISTA REMODEL WITH TIMELESS FINISHES**

Exceptionally remodeled Mar Vista home. Warm and inviting open living space in the main level and three large bedrooms on the second floor. Attached two car garage. Amazing opportunity!

MLS#19-445844

Laurent Bijaoui  
HARCOURTS BH

310-717-9525

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

<b>12425 EVERGLADE ST</b>	Open	11-1	<b>NEW</b>
<b>\$1,595,000</b>	3+2	1sty-CALIFORNIA BUNGALOW	



**CHARMING BUNGALOW IN PRIME MAR VISTA**

Charming Mar Vista bungalow. Set back nicely from the street, enhanced by mature landscaping, curved brick walkway & grassy front yard. Light & airy living areas with wood floors, plantation shutters & fireplace. Updated kitchen with granite counters & breakfast bar, opening to family room & rear deck. Spacious master suite with French doors to the yard. 2 Additional bedrooms. Large deck, perfect for entertaining & al fresco dining. Grassy rear yard & detached 2 car garage.

MLS#19-434028

Fleminger/Kohen  
NOURMAND & ASSOC

310-300-3397

Dshwshr,Grbg Disp,Rng/Ovn,Fridg

<b>3628 COOLIDGE AVE</b>	Open	11-2	<b>red</b>
<b>\$2,395,000</b>	5+4	TRADITIONAL	



**MODERN TRADITIONAL MAR VISTA MARVEL**

This is an outstanding opportunity to call coveted Mar Vista home. This brand new 2018 construction boasts state of the art features such as gourmet kitchen with Bertazzoni range and Carrara marble countertops, Nest system and spa-like master suites. Bonus living area upstairs enlarges this 5 bedroom 4 bathroom home. Dine al fresco on the patio with a built-in barbecue in the landscaped backyard or enjoy shopping and dining within one mile of this chic home. Truly a must-see.

MLS#19-445788

Brian Selem  
COLDWELL BANKER RESI

310-442-1644

Micro,Rng/Ovn,Fridg

<b>12650 WESTMINSTER AVE</b>	Open	11-2	<b>red</b>
<b>\$2,380,000</b>	5+3	TRADITIONAL	



**AMAZING PRICE PER SQUARE FOOT AND OCEAN VIEWS**

This home has close to 4,000 sq ft and a 9,361 sq ft lot. A private guest room on the first floor would accommodate a game room, an office or music studio. Upstairs the master suite has vaulted ceilings, a large walk-in closet, and breathtaking views. There's a deck that spans the behind the home. The front bedrooms have a large balcony overlooking the quiet street. Customize this space for your needs. New homes of this size don't have the same views or lot size and sell well over three million.

MLS#19-427442

Sherri Noel  
KELLER WILLIAMS-SANT

Dshwshr,Micro,Rng/Ovn

<b>4120 BEETHOVEN ST</b>	Open	11-2	<b>rev</b>
<b>\$1,625,000</b>	3+2	1sty-CONTEMPORARY	



**PERFECTLY COMPOSED HOME**

Welcome to this marvelously enhanced home with permitted guest quarters/ADU. This property is a well orchestrated symphony of designer finishes, open floor plan and family functionality. With hardwood floors, open floor plan, master bedroom walk-in closet & brand new kitchen with waterfall center island in this 3 bedroom, 2 bath home. There is a detached Accessory Dwelling Unit (permitted and rentable guest house) with a separate address, washer/dryer hook ups, and outdoor experience.

MLS#19-441604

Paul Wylie  
LAMERICA REAL ESTATE

323-515-9585

Dshwshr,Frzr,Grbg Disp,Micro,Rng/Oven

<b>1918 WALGROVE AVE</b>	Open	11-2	<b>rev</b>
<b>\$1,595,000</b>	3+2	CONTEMPORARY	



**A SLEEK UBRAN RETREAT IN MAR VISTA**

This stunning home features bamboo floors throughout that flow to the open living/dining area as well as a nicely appointed kitchen w/Ceasarstone countertops, subway tile backsplash & European appliances. Downstairs also includes 2 bedrooms and a full bath w/marble shower & designer fixtures. Upstairs is the master suite w/his & hers closets & gorgeous master bath. Additional upgrades include; Ring security, new 200 Amp electrical, new HVAC, Brondell water filter system, and new copper plumbing.

MLS#19-438538

Jonathan Pearson  
HALTON PARDEE

310-490-4716

Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr



13 Palms - Mar Vista

Condo / Co-op

3900 BEETHOVEN ST, UNIT 301


Open 11-2

\$849,000

2+2

2sty-OTHER

NEW



TOP FLOOR UNITS - MIN FROM MDR

Top floor unit features high ceilings, recently remodeled floors, living room w/fireplace, custom drapery throughout, granite countertops, and city views. Master suite includes a pvt balcony, walk-in closet, and recently remodeled bathroom. Oversized guest bedroom has two closets and views towards Marina Del Rey. The laundry is inside the unit. Tandem parking. Minutes from silicon beach on a quiet interior street, this cond is just 1 mile from Marina Del Rey and Venice, and 4 from Santa Monica.

L. Palmieri/B. Boyle

310-266-1770

SOTHEY'S INT REALTY

12711 MITCHELL AVE #4

Open 11-2

\$768,000

2+2.5

CONTEMPORARY

red



HIP, CONTEMPORARY 2BED/2.5BATH TOWNHOME IN SMALL COMPLEX

Main level features bright, inviting open floor plan, great for entertaining or cozying up by the striking stone fireplace. Remodeled kitchen w/ granite counters & SS appliances, laundry rm & redone powder room. Upstairs boasts two en suite bedrooms w/ vaulted ceiling & updated bathrooms. Gorgeous Brazilian cherrywood floors throughout. Central heat/AC w/ Nest. Massive attic offers abundant storage. Tandem gated parking & storage in garage. Prime location, convenient to shops & restaurants.

MLS#19-418990

Pete Castro/Maile Bryant

(310) 482-2100

KELLER WILLIAMS-SM

www.12711mitchell.com

14 Santa Monica

Single Family


433 20TH ST

Open 11-2

\$7,295,000

5+5

NEW



EXQUISITE MICHAEL SMITH DESIGN

For more information please visit 433-20thst.com

Bjorn Farrugia

310.998.7175

HILTON & HYLAND

342 12TH ST

Open 11-2

\$5,999,000

6+7

3sty-SPANISH

NEW



CHIC CONTEMPORARY SPANISH

Beautiful Contemporary Spanish located North of Montana. Upon entering you are welcomed with a spacious front yard & beautiful entry. Once inside, one is greeted with high ceilings, natural light & superb attention to detail. This newly built home features a living room, formal dining room, family room with bar, chef's kitchen that opens to the private backyard filled with grass, loggia and built-in BBQ - perfect for entertaining. Close proximity to shops & restaurants, this home is a must see.

S.Arana G.Riddle

310-926-9808

THE AGENCY

www.TheAgencyRE.com

1717 ROBSON AVE

Open 11-2

\$1,549,000

3+1

1sty-TRADITIONAL

NEW



BEAUTIFUL TRADITIONAL IN COVETED SUNSET PARK!

Charming details throughout with amazing natural light flowing in every room. Upgraded galley kitchen with stainless steel appliances and gorgeous wood cabinetry opening to the quaint breakfast nook. The two spacious bedrooms include French doors leading outside creating an indoor/outdoor flow. Third bedroom is perfect for an additional office/den space. The backyard is beautiful with vegetation creating a true feeling of your very own oasis in the heart of Santa Monica.

MLS#19-446518

Steve Sawail

310.261.3777

COLDWELL BANKER RESI

Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

14 Santa Monica

Condo / Co-op

851 11TH ST #102

Open 11-2

\$1,599,000

2+2

CONTEMPORARY

NEW



SPACIOUS & ELEGANT SANTA MONICA CONDO

Update single level unit w/ large wrap around patio w/ approx 1700 sqft. 2 car side by side private garage w/ storage cabinets.Double door entry w/ only 1 common wall; Beautiful hardwood floors; Open living room w/ fireplace; formal dining room w/ tray ceilings; breakfast area; sleek designed kitchen; Laundry room; Generous size bedrooms; master bath w/ soaking tub. A must see!

MLS#19-444746

Gary Limjap

310-430-0818

COLDWELL BANKER

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


2806 6TH ST

Open 11-2

\$1,349,000

2+3

NEW



LIGHT AND BRIGHT TRI-LEVEL TOWNHOUSE

Located within a few blocks of Main Street and the beach, this 2 bedroom 3 bath townhouse has a large living area with vaulted ceilings. Kitchen has stainless appliances and plenty of counter space. Outdoor patio off the master bedroom and an upstairs loft or office area that leads out to a roof deck with views of the ocean and mountains. Laundry is inside the unit and there is a 2 car private access garage. A wonderful opportunity to become a part of the Ocean Park community.

Nancy Eisenstadt

310 259-7244

COMPASS

Fridge, Dishwasher Washer/Dryer, Oven

1127 20TH ST, UNIT 3


Open 11-2

\$1,145,000

2+2.5

2sty-CONTEMP MED

NEW



BEST VALUE NORTH OF MONTANA

Fantastic Value North of Wilshire!! Natural light greets you as you enter this 2 bedroom 2.5 bath Townhome that offers an open floor plan. Master suite has a vaulted ceiling, spacious walk in closet, fireplace, Spa like bathroom (with sunken tub, separate shower,dual sinks). More property highlights include: hardwood floors, plantation shutters, tankless water heater, central air/heat, laundry inside, direct access 2 car private garage. LOW HOA dues include earthquake insurance. Great location.

Andrew Thurm

(310)345-2661

COLDWELL BANKER

Refrigerator,Stove,Dishwasher,Washer,Dry

201 OCEAN AVE #1105P


Open 11-2

\$1,095,000

1+1

1sty-TRADITIONAL

NEW



BEAUTIFUL TURN-KEY WITH GORGEOUS MOUNTAIN VIEWS

Exquisitely remodeled 1+1, plus home office nook, tranquil & majestic Mountain Views! Impeccably renovated. Floor to ceiling windows, large balcony, hardwood floors & cabinetry. Exquisite lighting. Ocean Avenue's most coveted, full service & amenity bldg, Ocean Towers. 24-hour doormen & valet, beautiful lobby, state-of-the-art workout facility, swimmer's pool & spa, banquet room. Moments to boutiques, dining, cafes, beaches, entertainment, bike paths & more! Co-op with an underlying mortgage

MLS#19-446272

Nili Hudson

310.622.7422

COMPASS

201Ocean1105P.com

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TUESDAY

<b>1228 14TH ST, UNIT 207</b>		Open	11-2	671F1	<b>NEW</b>
<b>\$799,500</b>	2+2	ARCHITECTURAL			




**BEAUTIFUL 2 BED 2 BATH CONDO CLOSE TO BEACH**

Beautiful bright and serene 2 bed condo located approx 20 blks from Ocean Dr, walking distance to most of the city's best entertainment, shopping and dining. A rare opportunity to buy in a small bldg (23 units) that has had only 4 sales in 2018, all at a much higher \$/ sq. foot. All prev sales going pending on average in less than 17 days. Each bedroom is on opposite sides of the kitchen/ Living room area, W/D hookups in the unit, HOA pays water, gas, trash, EQ ins. Priced perfectly for remodel

Robert Glinert KELLER WILLIAMS RLTY	310-908-1700	Built ins
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<b>1128 15TH ST #1</b>		Refresh.	11-2	<b>rev</b>
<b>\$1,395,000</b>	2+2.5	ARCHITECTURAL		




**Stunning front-facing multi-story townhouse w 2-car garage, multiple patios and roof deck. 2 BR plus office/loft space, 2.5 baths with great light. Neighborhood is smack in the middle of the best of SanMo, walk to Wilshire and Montana's restaurants and shops and beach. Neighborhood is known for its highly rated schools. Premium hardwood floors, custom chef's kitchen and master bath, concrete counters, updated HVAC, new hot water heater. HOA dues include EQ; HOA managed by a respected mgmt co.**

Elizabeth Coughlin HENRY DODGE PROPERTI	310-562-1442	
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**14 Santa Monica** Land

<b>1030 CENTINELA AVE</b>		Open	11-2	631	<b>NEW</b>
<b>\$2,795,000</b>	Land				



**RARE VACANT LOT SOUTH OF MONTANA AVE 90403**

DRIVE BY ONLY  
Extremely rare VACANT lot South of Montana Ave 60 x 150. Amazing development opportunity for owner user or developer to build on the Westside of the street on quiet, tree lined Centinela Ave. Excellent location near the Brentwood Country Club & Country Mart. Coveted Franklin school district. No plans or permits are included. VACANT lot to the North 1024 may be available at additional cost inquire with LA1

Deborah Silverstein MONTANA AVE REALTY	310 395 0113	
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**15 Pacific Palisades** Single Family

<b>14148 W SUNSET BLV</b>		Open	11-2	<b>NEW</b>
<b>\$13,500,000</b>	5+4			




**THE NEWMAN RESIDENCE**

The Newman Residence c.1948 by Lloyd Wright on approx. 1.4 acres. For more information, please visit TheNewmanResidence.com

Drew Fenton Gary Gold HILTON & HYLAND	310.858.5474	Directions: Sunset to Rustic Lane
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<b>1466 BIENVENEDA AVE</b>		Open	11-2	<b>NEW</b>
<b>\$9,250,000</b>	6+9	3sty-MEDITERRANEAN		




**EXQUISITE GUARD GATED WILLIAM HEFFNER MEDITERRANEAN**

Extensively rebuilt with architectural design by William Hefner and interiors by Kazuko Hoshino, this 10,632 sq. ft. Ridgview Country Estates Mediterranean boasts high-end finishes that include handmade and custom designed ironwork, mosaic tile, imported stone and rich wood floors. The great room features coffered ceilings and a beautiful antique fireplace. Other amenities include a fabulous gourmet kitchen, third-floor bonus room, guest suite, loggia, barbecue area and expansive lawn.

Urbach Boyle Findley THE AGENCY/SOTHEBY'S	(310) 345-6911	Thank you for presenting card at gate!
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<b>773 HARTZELL ST</b>		Open	11-2	<b>NEW</b>
<b>\$3,995,000</b>	4+5	CAPE COD		



**CUSTOM BUILT NEWER CONSTRUCTION ELEGANT CAPE COD!**

Custom built newer construction elegant Cape Cod on bright light corner lot. Ideal floor plan-main level has a living room, family room, formal dining room, bedroom w/ custom built-ins & expansive open cooks' kitchen w/ granite counters. Family room opens to an outdoor sitting area w/ firepit and brand new pool. Upstairs master bedroom has vaulted ceilings, Carrera marble bathroom & large walk-in closet 2 en-suite bedrooms. Lower level media room w/ climate controlled 1,000 bottle wine cellar.

Lainie Citron AMALFI ESTATES	3108741423	www.773Hartzell.com
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<b>927 KAGAWA ST</b>		Open	11-2	<b>NEW</b>
<b>\$3,899,000</b>	4+3	2sty-TRADITIONAL		



**TRADITIONAL FAMILY HOME IN THE HEART OF PACIFIC PALISADES**

Come and feast your eyes on this Traditional two story home in the middle of Pacific Palisades, handy to schools, shopping, parks & churches. The perfect location for an active family. Four bedrooms, family/TV room + private office. In addition, there is a separate guest house with its own bath & kitchen! You are going to love soaking in the pool and spa in your private back yard. The fun will begin when the kids see the professionally built treehouse & the rear yard enclosed trampoline.

Mike Craig COLDWELL BANKER	310-570-5734	Blt-Ins,Cbl,Dshwshr,Grbg Disp,Hood Fan
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<b>16571 CHATTANOOGA PL</b>		Open	11-2	<b>NEW</b>
<b>\$3,750,000</b>	4+3.5	ARCHITECTURAL		



**INSPIRING OCEAN VIEWS**

Enjoy spectacular ocean views from this sleek and sophisticated contemporary home. Newly renovated with a vision of comfort and elegance, it has remodeled kitchen and baths, and a large family room. The formal entry leads to the great room with cathedral ceiling and French doors to a central courtyard, gracious outdoor entertaining spaces and private pool. Bathed in natural light with a graceful orientation to its many outdoor spaces, this is a home to nurture your creative spirit.

Ellen McCormick BERKSHIRE HATHAWAY	(310) 230-3707	www.16571ChattanoogaPl.com
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<b>571 RADCLIFFE AVE</b>		Open	11-2	<b>NEW</b>
<b>\$3,460,000</b>	5+4	CONTEMPORARY		



**NEW LISTING ON PALISADES BLUFFS!**

Enjoy ocean breezes & treetop/canyon views from this newly rebuilt 5BD/4BA Palisades Bluffs contemporary beach house. Open floor plan LR, DR, gourmet KIT w/ folding glass doors to an exceptionally large deck. Year-round family casual dining / entertaining awaits!

Katy Kreitler BERKSHIRE HATHAWAY	310-922-3708	Blt-Ins,Cbl,Cent Vac,Dshwshr,Grbg Disp
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- ✓ Map Layers
- ✓ Driving Directions



<b>915 HARTZELL ST</b>	Open	11-2	<b>NEW</b>
<b>\$2,250,000</b>	3+1	1sty-CALIFORNIA BUNGALOW	



**WONDERFUL OPPORTUNITY TO BUILD NEW!**

Located In The Alphabet Streets Of Pacific Palisades, Close To The Palisades Village! Lot Is Surrounded By Nicely Finished Neighboring Homes.

**MLS#19-446476**  
Ali Rassekhi (310) 359-5695  
COLDWELL BANKER RESI

Rng/Ovn,Fridg

<b>17753 CALLE DE PALERMO</b>	Refresh.	11-2	<b>red</b>
<b>\$5,450,000</b>	7+7	2sty-TRADITIONAL	



**BEST BUY ON THE WESTSIDE**

Designer done modern traditional with elegant transitional interior in Palisades Country Estates features breathtaking curb appeal with recently completed updates. Light-filled living, dining, sleek newly renovated kitchen, and family room ideal for entertaining or relaxing and open to the tranquil outdoors. Master retreat offers its own gym, dual walk-in closets, luxurious spa tub, a reading area w/fireplace and canyon views. Theater, private office, 3-car garage complete this beautiful home.

**MLS#19-422202**  
Ripsime Barsamian 213-280-0247  
ENGEL & VÖLKERS

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

<b>1047 GALLOWAY ST</b>	Open	11-2	<b>red</b>
<b>\$2,595,000</b>	2700000	3+1 SPANISH	



**JEWEL OF THE ALPHABET STREETS**

This lovely split level home has 3 bedrooms, den, dining room, bath and remodeled kitchen. The original character has been maintained with high ceilings and arches from the living room to dining room and upstairs den. Beautiful hardwood floors throughout and a large patio with Saltillo tiles for outdoor dining make for living the California dream. A bonus room with laundry and storage open off the garage or rear of house. Perfect for small family or expanding with room for a pool and yard.

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

Viking Stove Hardwood Floors

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

<b>15515 W SUNSET #408</b>	Open	11-2	<b>NEW</b>
<b>\$950,000</b>	2+2	CONTEMPORARY	




**FIRST AND ONLY OPEN HOUSE... INVESTMENT OPPORTUNITY PLUS...**

Elegant, move in ready, 1,343 sq.ft. condominium. One block to the new shopping center. This ONE STORY unit has NO common walls. Washer and dryer in unit. Crown moldings, plantation shutters, high ceilings, upgraded baseboards, central air conditioning. RECESSED LIGHTING IN ALL ROOMS. Pool, secure parking. Earthquake insurance. Tenant in place for 17 months. Could relocate if an alternate property is located. Photos prior to tenants moving in. NOT EASY TO SHOW. BRING YOUR CLIENTS.

**MLS#19-431224**  
Carolyn Johnson 310-261-4526  
BERKSHIRE HATHAWAY H

Dshwshr,Dryer,Elvtr,Grbg Disp,Hood Fan

<b>17366 W SUNSET #101B</b>	Open	11-2	<b>rev</b>
<b>\$799,000</b>	1+1	1sty-CONTEMPORARY	



**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.

**MLS#19-445060**  
Marco Rufo 310-488-6914  
BERKSHIRE HATHAWAY

Ocean Views...

## 16 Mid Los Angeles *Single Family*

<b>2833 S RIMPAU BLV</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,049,000</b>	4+3	1sty-CONTEMPORARY	



**ENJOY LUNCH IN THIS CHARMING REMODELED HOME WITH GUEST HOUSE**

Remodeled Farmhouse Style Home W/ Fully Equipped Guesthouse Located In Highly Desirable West Adams. Light Filled & Spacious Living Room, W/ Gas Fireplace & Richly Hued Laminate/Wood Floors. Spacious Galley Kitchen W/ Skylight Deep Single Basin SS Sink, New Cabinetry, Quartz Countertops, Samsung SS Appliances. En-Suite Master Bedroom W/ French Doors That Lead Out To The Grassy Yard. Brightly Lit Master Bath W/ Skylight, A Double Sink Vanity. Sky Lights & Recessed Lighting Throughout.

**Tia Hughes-Ramiah Thomas 310-651-8453**  
COMPASS X ELLIMAN

www.2833Rimpau.com

<b>4406 W 28TH ST</b>	Refresh.	11-2	<b>NEW</b>
<b>\$565,000</b>	2+1	SPANISH	



**DELIGHTFUL WEST ADAMS STARTER HOME FOR A GREAT PRICE**

2br,1ba in the heart of West Adams. Gorgeous features such as large front patio, vast windows in the living room, archway, cove ceilings, h/wood floors & fireplace. It has a dining room, breakfast area, separate laundry room, spacious garage, a separate 200 sq ft storage room & a decent sized back yard with covered patio. Recent upgrades include new roof, refinished hard wood floors, newer kitchen counters and other cosmetic improvements. This won't last and so make me an offer today!

**MLS#19-444846**  
Luke Jones 3104354774  
KW SILICON BEACH

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

## 18 Hancock Park-Wilshire *Single Family*

<b>684 S JUNE ST</b>	Open	11-2	<b>NEW</b>
<b>\$5,750,000</b>	6+5.5	2sty-MEDITERRANEAN	




**HANCOCK PARK GRAND MEDITERRANEAN + 17,971 SF. LOT SIZE!**

Majestically positioned above the street sits this prime Hancock Park 1926 Mediterranean Revival home with a grand 2-story entry foyer colonnade on almost a half-acre of park like grounds, tranquil lawns and lush privacy hedges. Meticulously restored & remodeled featuring hardwood floors, imported limestone and marble. The rear grounds are an oasis of expansive lawns and hedges, a fabulous sky-lighted covered patio plus a separate guest suite and large converted entertainment space.

**Greg Moesser 3107709014**  
SOTHEBY'S BH

Just Listed - First Caravan Open House

<b>953 S LONGWOOD AVE</b>	Open	11-2	<b>NEW</b>
<b>\$3,200,000</b>	4+4	2sty-MEDITERRANEAN	



**ENTIRELY RENOVATED SPARING NO EXPENSE**

Stunning Mediterranean w/ meticulous attention to details, in the heart of beautiful Brookside / Hancock Park. Custom kitchen w/ quartz countertops & Thermador appliances. Large living & family rm. 4 Bd & 3.75 Ba, including a master suite w/rain shower, soaking tub & wall-to-wall marble that overlooks the lush backyard landscape. A true oasis, including an infinity pool, lounge area w/ fireplace & outdoor dining. Completely surrounded by tall hedges creating the utmost privacy.


**MLS#19-446494**  
Arvin Haddadzadeh 310.909.6434  
COMPASS

Blt-Ins,Dshwshr,Frzr,Other





<b>X 122 N ARDEN BLV</b>	Lunch	11-2	<b>NEW</b>
<b>\$2,399,000</b>	4+3	TUDOR	



**CHARMING TUDOR REVIVAL HOME IN WINDSOR SQUARE**

This open-concept floor plan has large living rm & formal dining. Enclosed patio, galley kitchen & breakfast rm w/ built-in cabinetry. This 1920s home features 4 beds w/ walk-in closets, 3 baths, & office. Craftsman details include mahogany, beveled glass, marble, crown moldings, hardwood floors & wood-burning Batchelder fireplace. Attic space for possible expansion. Private bkyrd, is an oasis in mid-city! Plus nearby Larchmont Village & the sought-after 3rd Street Elementary School District.

John Duerler 323.462.2748  
HANCOCK HOMES REALTY

www.122arden.com

<b>621 N WINDSOR BLV</b>	Open	11-2	593/G7	<b>NEW</b>
<b>\$1,099,000</b>	2+2.5	2sty-MODERN		



**MODERN 2 BED/2 BATH HOME IN LARCHMONT VILLAGE**

Come see this sleek modern 2 bed/2.5 ba hm close to Larchmont Village & Paramount Studios. This open flr plan is filled with tons of light & includes fine finishes w French drs and hrdwd flrs. Through the French drs find a wonderful outdoor space w stone patio & verdant garden perfect for entertaining. The Garage has been built out with stone flrs and French drs for an office or cabana use. Upstairs you will find 2 large Master Bedrooms both en suite. Walking distance to wonderful cafe's and Shops.

Alexis Valentin Ramos 310-867-4404  
SOTHEBY'S INT'L

HdwdFlrs,Dshwshr,Washer/Dryer,Fridge,Ran

<b>X 203 N PLYMOUTH BLVD</b>	Lunch	11-2	<b>rev</b>
<b>\$1,695,000</b>	3+2.5	1sty-SPANISH	



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


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

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

Range / Oven

## 18 Hancock Park-Wilshire Income

<b>1302 S RIMPAU</b>	Open	11-2	<b>NEW</b>
<b>\$1,099,000</b>		CALIFORNIA BUNGALOW	



**PERFECT OWNER USER DUPLEX**

Perfect owner user duplex All updated Great location

MLS#19-444794  
Tyler Giles 310-428-0563  
SOTHEBY'S INTERNATIO

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

<b>146 N ORANGE DR</b>	Open	11-2	<b>rev</b>
<b>\$2,550,000</b>		2sty-SPANISH	



**BOTH UNITS VACANT AT CLOSE OF ESCROW !**

Beautifully remodeled Spanish style duplex now available! Each unit consists of 3 bedrooms / 3 baths and boasts high ceilings, updated electrical, remodeled kitchens and baths, EQ bolted, some newer windows and hardwood floors. Lower unit features a generous-sized living room with extended wing area and a cozy reading nook. Upper unit also with generous-sized rooms plus outdoor patio. All bedrooms have detached wardrobe closets. Master bedrooms have walk-in closets and wardrobe closets.

MLS#19-434444  
Bruce Walker 310-432-7223  
RODEO REALTY - BH

www.144OrangeDr.com

## 19 Beverly Center-Miracle Mile Single Family

<b>439 N HARPER AVE</b>	Open	11-2	<b>NEW</b>
<b>\$4,795,000</b>	5+6	2sty-MODERN	



**ULTRA LUXE MODERN IN BEVERLY GROVE WITH ROOFTOP VIEWS**

The best new modern construction smart home in west Beverly Grove. 5 bedrooms, 5.5 baths this is an entertainers paradise with a movie theater, spectacular panoramic Hollywood Hill views from the rooftop deck, built in bbq, private and hedged back yard pool and spa, master suite, floor to ceiling windows, pocket doors, 3 fireplaces, Miele appliances, sub zero fridge, elegant stone counter tops, hardwood floors and with over 5,200 square feet of living space. Control4 home.

www.439Harper.com

MLS#19-419856  
Scott + Catherine Ammann (310)869-1982  
KELLER WILLIAMS

Theater, Rooftop Deck, Master Suite

<b>750 N CURSON AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,498,500</b>	2+2	1sty-SPANISH	



**MELROSE VILLAGE CHARM**  
**WWW.750CURSON.COM**

Very Charming Melrose Village Spanish features two spacious bedrooms and two full baths. Hedged and gated lush front yard with a covered pergola patio epitomizes the perfect indoor-outdoor Southern CA lifestyle. Very open floor plan with large spacious living room, coved ceilings, decorative fireplace, open dining area and newly remodeled kitchen. Cozy yard with fruit trees. Second bedroom has French doors opening to the patio. Popular location in close proximity to restaurants and shops.

Mirella & Todd 818-693-1957  
KELLER WILLIAMS HH

www.OmegaGroup.LA

<b>635 N FULLER AVE</b>	Open	11-2	<b>rev</b>
<b>\$4,495,000</b>	5+5	3sty-MODERN	



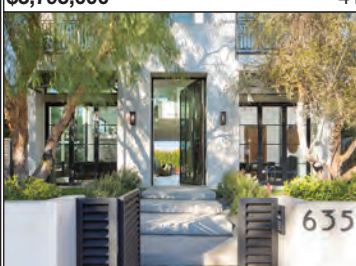
**MODERN HOME RETREAT**

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

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

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

<b>6351 LINDENHURST AVE</b>	Open	11-2	<b>rev</b>
<b>\$3,795,000</b>	4+5	ARCHITECTURAL	




**SIGNIFICANT ARCHITECTURAL ESTATE**

Brand new architectural and one of the last newly constructed homes built prior to code change, this property was designed for luxury living and entertaining. Upon entry, guests are greeted by lush landscaping, a 23 ft. double-height formal entry, and an abundance of natural light pouring in from the floor-to-ceiling custom windows and Fleetwood doors throughout.

MLS#19-421924  
Christina Collins 310.343.3456  
HILTON & HYLAND

Co-Listed w/ David Parnes & James Harris



Listing Search

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19 Beverly Center-Miracle Mile Condo / Co-op

432 S. WILLAMAN DR #103

Open 11-2

\$889,000

2+2 1sty-UNKNOWN



MLS#19-440574

Magali Bergher 310.409.8733

WESTSIDE ESTATE AGEN

NEW

MOVE IN CONDO NEAR CEDARS SINAI

Enter this 2008 project through a beautiful courtyard. Open floor plan. The 2 BD en-suites are on opposite end for ultimate privacy. Master BD features a huge walk-in closet and side closet. The renovated Master BA has two sinks, a separate tub and shower. The 2nd BD has a walk-in closet and renovated bathroom. The balcony with a romantic fireplace adds to the entertaining factor of this elegant condominium. Hardwood floors. Walking distance to Cedars Sinai, Trader Joe's, shops and restaurants.


Willaman90048.com

825 S LE DOUX RD, UNIT 301

Open 1-2

\$849,000

2+1.75 CONTEMPORARY



P. Kellogg/P. Dougherty 310-729-1371

COLDWELL BANKER BH N

NEW

THE ONE YOU'VE BEEN WAITING FOR. TOP FLOOR CORNER VIEW!

First time on the market in over 40 years. Sweeping views of greenery and Wilshire Blvd skyline. Over 1,700 Sf (per assessor) adjacent to Beverly Hills and blocks from the Wilshire La Cienega Metro station currently under construction. Foyer opens to LR/DR w/sliding glass doors to the balcony. Hdwd floors in living areas, decorative fireplace and wet bar. Enjoy a tasteful return to the 1970's or redecorate to your taste. 2 SxS parking. Laundry hookups for full size machines inside unit.

20 Hollywood Single Family

823 N MANSFIELD AVE

Open 11-2

\$3,225,000

5+5.5 MODERN



Sharon Ghodsizadeh 8183005999

THE AGENCY

NEW


Gorgeous modern masterpiece is located in a highly desirable pocket of West Hollywood, featuring 5 bedrooms and 5.5 bathrooms. Open floor plan with pocket doors that open into a relaxing backyard to an infinity pool/spa with a waterfall. On the second floor there is a second living room. An additional floating stairway leads you up, which brings in natural light from the glass skylight, and will guide you to an entertainers and impeccable roof deck with stunning views of Hollywood Hills.

1157 COLE AVE

Refresh. 11-2

\$858,000

2+1 1sty-COTTAGE



Leena Deneroff 310-801-1441

THE BIENSTOCK GROUP

NEW

1938 CHARMING HOLLYWOOD ROW HOUSE

Own a piece of Classic Hollywood with this 1021 square foot, 1938 Row House located in the heart of the Hollywood Media Arts District. Accessible to everything Hollywood & zoned R3! This cottage boasts 2 bedrooms, 1 bath, with a bonus room/ attached garage that opens directly into the home and Urban Back Patio. Renovated kitchen with granite counters, coupled with the charm of wooden floors and built ins! Perfect Starter Home and Opportunity for 1st Time Homebuyers! Why rent? www.1157cole.com

Stove, Refrigerator, Microwave, Dishwasher

20 Hollywood Condo / Co-op

1734 N FULLER AVE, UNIT 209

Open 11-2

\$699,000

2+2 MODERN



Sara Deskins 310-467-9927

COLDWELL BANKER

NEW

QUIET AND PRIVATE-BEAUTIFULLY REMODELED FROM TOP TO BOTTOM!

Large open concept entertaining space. Kit w/quartz counters, tile backsplash, breakfast bar, deep S/S sink, S/S app, abundant storage & counter space. Luxurious master suite w/custom closet, double vanity & glass shower enclosure. H/W style flrs thru-out, smooth ceilings, recessed lighting, crown moulding, custom tile wall, large balcony w/ custom tile floor, in-unit W/D, great closet space, Central heat/air, 3 flat screen TV's, video cameras/nest included! 2 car pking & additional storage!

Refrigerator, Cook top, Oven, D/W, W/D


22 Los Feliz Single Family

2172 W LIVE OAK DR

Open 11-2

\$5,750,000

4+5 3sty-MEDITERRANEAN



Marc Silver 3108094656

COMPASS HOLLYWOOD

NEW

THE MORRIS RESIDENCE, 1933

Private gated compound with jetliner views in the Los Feliz Oaks. This home incorporates Italianate and Art Deco design styles and was expanded and updated 2012-2014 whilst keeping its extraordinary art deco bathrooms and overall integrity. There is now dramatic landscaping, a lush green lawn, oversized double-sided infinity swimmers pool and spa, 4 bedroom suites, dramatic public rooms with breathtaking views, inspiring library, chef's kitchen, and wine room.

SLOANE + SILVER

3465 BEN LOMOND PL

Lunch 11-2

\$1,499,000

3+3 TRADITIONAL



Julie A. Mollo 323-459-2789

COMPASS

NEW

Stately and Stunning Los Feliz Traditional! This truly lovely 3 bedroom/2bath home, has been updated to perfection and is ready to move in. Light-filled living room with large bay window and fireplace, eat-in kitchen that looks out onto a private courtyard, remodeled baths, a magical outdoor space with pergola-covered al-fresco dining, a flat grassy yard and sparkling pool. Finished garage with a full bath. AND, a stones throw from Los Feliz Village and Franklin Elementary. Welcome home!


Dshwshr, Dryer, Grbg Disp, Micro, fridge

2745 GLENDOWER AVE

Open 11-2

\$1,939,000

2099000 4+4 SPANISH



Carter + Orland Estates 310-457-1000

KELLER WILLIAMS REAL

red

IMMACULATE SPANISH WITH DRAMATIC CITY VIEWS

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

www.carterorlandestates.com

NEW & Improved Reports!

VESTA PLUS™ Features Now Available on The MLS™  
POWERED BY THE MLS™

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





## 29 Westchester

Single Family

<b>7226 ARIZONA AVE</b>	Open	11-2	<b>NEW</b>
<b>\$2,195,000</b>	4+4	MID-CENTURY	



**SILICON BEACH-WESTCHESTER | 4BD | 4BA | POOL**


Incredible opportunity to remodel, develop or live in Silicon Beach/Westchester! Mid-Century North Kentwood area home with grassy yard & sparkling pool. Boasting a large open floor plan, spacious living room with stone fireplace, dining area with high ceilings, gourmet kitchen & media den. Spacious Master suite has den & spa-like bathroom, 2nd jr master & 2 more bedrooms. Close to LMU, Venice, Playa Vista, MDR, Culver City & LAX. RD1.5 zoned w/ potential upside for small lot division development

MLS#19-445214  
ST. JAMES + CANTER 310-704-4248  
BERKSHIRE HATHAWAY STJAMESCANTER.COM

## 30 Hollywood Hills East

Single Family

<b>3179 LINDO ST</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,650,000</b>	3+3.5	TRADITIONAL	



**RARE HOLLYWOOD HILLS HOME**


RARE Hollywood Hills home w/living rm w/stunning marble fireplace, dining rm w/terrace, chef's dream kitchen w/ stainless steel appls, powder rm & laundry area. Front master BD has BA w/tub & shower & the back master BD has BA w/ walk in shower & doors that lead to back. 3rd BD is detached on lower level of courtyard w/BA & entrance. Patio feat. space for dining or cooking & has fire pit & stairs to 3rd level/ yoga garden. Located adjacent to Universal Studios off the 101 in Hollywood Knolls.

Colby Brown 3108724534  
COMPASS Blt-Ins,Dshwshr,Dryer,Frzr,Hood Fan

## 33 Malibu

Single Family

<b>3534 SHOREHEIGHTS DR</b>	Open	11-2	<b>NEW</b>
<b>\$3,600,000</b>	4+3.5	MID-CENTURY	



**BREATHTAKING 180 DEGREE OCEAN VIEWS**


Enjoy the incredible ocean views from this exquisitely remodeled, light-filled open plan 4 bed 3.5 bath home in the Sunset Mesa neighborhood of Malibu close to beaches, Pacific Palisades and Santa Monica.

Rosalind Armitage 310-779-6153  
COMPASS

## 39 Playa Vista

Single Family

<b>12911 BLUFF CREEK DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,849,000</b>	2+4	ARCHITECTURAL	



**PRIME PLAYA VISTA OASIS WITH STUNNING BLUFF VIEWS**

Living room w/wood floors, sliding glass doors, balcony, fireplace. Gourmet kitchen w/ island, caeserstone counters, architectural glass backsplashes, ss appliances. Expansive master w/sliding doors to balcony, walk-in closet, crema marfil & emperadora marble, dual vanity sinks, spa tub, glass shower. Patio ideal for dining/lounging w/built-in bench & fire pit. Features wine storage, powder room, washer/dryer & cabinets, bonus room w/bath & closet! Moments from Whole Foods, gyms & parks.

MLS#19-445768  
SFJones/MSchlosser 310-579-2200  
COMPASS 12911BluffCreek.com

## 41 Park Hills Heights

Single Family

<b>6041 7TH AVE</b>	Open	11-2	<b>NEW</b>
<b>\$649,000</b>	4+2	SPANISH	



**RECENTLY REMODELED SPANISH STYLE GEM**


Spanish Style home situated in Hyde Park, adjacent to the Crenshaw Line. Open flr plan. 4 beds, including a spacious master bedroom ensuite, and 2 baths. The kit is complete with stainless steel appliances, quartz countertops, and plenty of cabinets. Formal dining room. Additional highlights include new hardwood flrs, central heat and AC, and a 3 car driveway. Detached garage w/ large amount of space for storage or perfectly primed with plumbing for kitchen and bath for an ADU conversion.

Jackie Smith 2134947736  
COMPASS

## 53 Woodland Hills

Single Family

<b>20100 ALLENTOWN DR</b>	Open	11-2	<b>rev</b>
<b>\$1,725,000</b>	4+3		



**PICTURE PERFECT CALIFORNIA RANCH W/ 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  
NOURMAND & ASSOC-HW Pool, Frdg, Ovn, Rng, W/D

## 62 Encino

Single Family

<b>3457 WHITE ROSE WAY</b>	Open	11-2	<b>NEW</b>
<b>\$6,450,000</b>	6+9	3sty-VILLA	



**ONE OF THE MOST PRIZED PROPERTIES IN ENCINO!**

Visitors must call Hazel at 310.256.6430 to RSVP or bring your business card to the open house. Sprawling majestic estate uniquely situated on over an acre with breathtaking views of the San Gabriel Mountains and city lights. This magnificent custom built property evokes a one-of-a-kind lifestyle for someone seeking privacy, tranquility, and convenient access to both the Westside and San Fernando Valley. Co-listed with Rob Winans, Coldwell Banker

Jacqueline Chernov Team 310.256.6430  
COMPASS library, media room with wet bar + bonus

<b>16734 OTSEGO ST</b>	Open	11-2	<b>NEW</b>
<b>\$999,000</b>	3+2	TRADITIONAL	



**FIXER ALERT IN PRIME ENCINO LOCATION!!**

Whether you're looking to develop or redo and move-in, we don't think there is a better opportunity out there. TURN THIS INTO YOUR DREAM HOME TODAY!!! There are multi-million dollar comps on the street with several homes in different stages of completion. The best feature of the home is the expansive 8,800 sqft park like lot with sparkling pool. The existing home features 3 beds/2baths in 1,662 sqft. Moments from exciting Ventura Blvd and all that the Valley has to offer. Won't last, act fast!

MLS#19-445670  
J Hendrick/R Farahan 323-251-7883  
KW HOLLYWOOD HILLS Dshwshr, Stove



16805 OAK VIEW DR

Open 11-2

\$9,750,000

5+7

ARCHITECTURAL



NEW GATED MODERN WITH PANORAMIC CITY VIEWS

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

MLS#19-426310

Gary Gold 310.741.0505

HILTON & HYLAND

HiltonHyland.com

rev

11217 SUNSHINE TER

Lunch 11-2

\$1,599,000

3+3

2sty-CONTEMPORARY



VOLUME & SPACE ABOUND IN THIS ENTERTAINER'S HIDEAWAY!

Major WOW factor as you enter this Private Spanish casita w/many modern surprises. Nearly 3,000 sq ft 3/3 + DEN. Open floor plan w/a huge, DRAMATIC step down living w/ fireplace. Gourmet kitchen, refurbished Blonde Maple hwd floors, Master bdrm features its own en-suite bath & pvt balcony. Bountiful light & skylights. Mult outdoor spaces- tranquil courtyard in front, perfect for al-fresco dining. Wood deck & grassy lawn in the back afford views of the hills & space for dogs and kids and fun!

3234286398

Nicole Nash

OPEN TUES & FRI 11-2

www.11217Sunshine.com

NEW

72 Sherman Oaks

Single Family


3759 ROYAL WOODS DR

Refresh. 11-2

\$2,195,000

4+4.5

MEDITERRANEAN



DESIGNED BY FLIPPING OUT'S JEFF LEWIS

Designed by Flipping Out's Jeff Lewis, 4BR 4 1/2BA gated Royal Woods home. Completely renovated, designer finishes & open floor plan. Formal living room leads to covered outdoor dining area & ultimate entertainers yard. Pool/spa surrounded by mature trees for total privacy. Chefs kitchen w/Carrera counters, stainless appliances, center island & eat-in area. Dining room opens to spacious family room. Luxurious master suite w/spa-like bath. Centrally located to westside, Mulholland & the valley!

310-428-2248

Nikki Joel, Karen Silver

COLDWELL BANKER

NEW

80 Burbank

Single Family

619 E FAIRMOUNT RD

Open 11-2

\$799,000

4+3

1sty-TRADITIONAL



WONDERFUL OPPORTUNITY IN BURBANK

Delightful 1923 Traditional home with tons of potential looking to be lovingly restored. This gem is south of Kenneth Rd and just blocks away from Burbank Town Center in a great area of North Burbank. Lovely 4 bedroom, 3 bathrooms, hardwood floors, large rear living room, detached garage, nice front living area with decorative fireplace, and a spacious yard. 2,000+ sqft 7,700 lot. First time on market in more than 44 years. Property is being sold AS IS. Seller will not credit or repair.

310.721.7600

Pat Tercek & Brian Moore

SOTHEBY'S REALTY

Dishwasher

NEW

3534 STONEHILL PL

Open 11-2

\$1,498,000

3+3

MID-CENTURY



MID-CENTURY SOUTH OF VENTURA BLVD. WITH VIEWS!

Privacy abounds in this gorgeous Mid-Century 3br 2.5ba home perched high above others on a desirable and tranquil cul-de-sac. Indoor/outdoor living at its finest with fantastic views! Unique & original terrazzo flooring. Freshly painted throughout with new lighting in every room, and new Nest smart home devices. Stone fireplace positioned in an open living, lounge and dining area. Wall of glass leading out to a large patio with built in BBQ that is perfect for entertaining.

310 403-6812

Robert Villanueva

RE/MAX ESTATE PROPER

BBQ,Dshwshr,Dryer,Grbg Disp,Hood Fan

NEW

260 Palos Verdes Estates

Single Family

705 VIA LA CUESTA

Open 11-2

\$12,999,999

6+8

OTHER



ROMANTIC TUSCAN ESTATE WITH EXPANSIVE OCEAN VIEWS

Perched high above the coast in the heart of Malaga Cove is "Castello del Mare," a breathtakingly romantic estate offering some of the best views in Los Angeles. This gated, 6 bed/8 bath Tuscan Villa boasts 10,100sqft of living space on over 1 acre of perfectly manicured garden grounds. Outdoor space is the centerpiece of the compound, complete w/ a vineyard, open courtyard, numerous outdoor fireplaces, lily & Koi ponds, Olympic sized custom pool/spa, tennis court, pavilion, and a cabana.

310.819.3250

Josh & Matt Altman

DOUGLAS ELLIMAN

NEW

73 Studio City

Single Family

3768 BERRY DR

Open 11-2

\$4,499,000

4+6

2sty-CONTEMPORARY



MODERNIST MASTERPIECE

Modernist masterpiece high in the hills of Studio City. Sleek & chic interiors. Massive glass walls & open spaces. Finest finishes. Panoramic vistas of city lights & mtns. Ceilings soar. Elaborate baths polished w/marble, granite & exotic woods. Alluring kitchen w/Caesarstone, Italian cabinetry & state-of-the-art appls. En suite beds incl. lux master bath & custom closet. Media room, massage/yoga room, sauna, steam shower & Total Control smart home system. Outdoor lifestyle w/multi-level.

818 930 4050

Strong & Okun

COMPASS & SOTHEBYS

NEW

1458 Montecito Heights

Single Family

4032 BERENICE PL

Open 11-2

\$825,000

3+2.5

2sty-CONTEMPORARY



TURNKEY CONTEMPORARY IN MONTECITO HTS HILLS

Nicely updated & maintained townhouse style contemporary in the hills of Montecito Hts. Hwd flrs throughout. Recently updt'd kitchen & baths. 1st floor features the kitchen & living, dining, powder & laundry rms. Upstairs are three good-sized bedrooms & two baths. Lrg. pvt. patio. Convenient to DTLA, Highland Pk, Pasadena & Burbank studios. Great natural light, city & greenbelt views, plenty of storage & an oversized direct-access 2-car garage w/ a wall of cabinets round out this turnkey home.

323-646-3893

Michael Tunick

BHHS CA PROPERTIES

SEE FULL PG B&W AD 4032BerenicePl.com

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TUESDAY