


01 Beverly Hills Single Family

1510 LOMA VISTA DR	Open	11-2	NEW
\$19,500,000	5+7		



BESPOKE TROUSDALE COMPOUND

Elvis, Sinatra, Dean Martin: there's good reason that the world's style masters chose to call Trousdale home. This bespoke compound on an oversized lot featuring five luxury suites set upon the ultimate indoor-outdoor floor plan exudes sophisticated elegance in both its striking architecture, by world renowned Michael Marquez, and its exquisite details. The developer, master of chic, Clive Robertson, scoured each corner of the globe to source every minutiae.

Branden & Rayni Williams HILTON & HYLAND	310-691-5935 Williams & Williams Estates Group
---	---

1120 MAYTOR PL	Open	11-2	NEW
\$16,995,000	5+6	MID-CENTURY	



TROUSDALE'S FINEST MID-CENTURY MASTERPIECE

Designed by architect Rex Lotery in 1961. This stunning home is situated on a rare deep, flat lot at the end of a quiet cul-de-sac. Enter through a Gated motor court to your own private garden of Eden filled with lush banana trees & landscaping providing the utmost privacy. Cross the moat-like entrance through the front door to an open floor plan with towering ceilings in the living room, a gourmet chef's kitchen, large dining room, office/media room & stunning master with city views.

Branden & Rayni Williams HILTON & HYLAND	310.691.5935 Williams & Williams Estates Group
---	---

1116 LAUREL WAY	Open	11-2	NEW
\$16,425,000	6+8	VILLA	




JUST REDUCED IN BEVERLY HILLS

Impressive European estate in prime Beverly Hills. Elegant formal dining, family & living rooms w/ soaring ceilings, fireplaces & French parquet floors. Gourmet kitchen leads to office & maids rooms. Upstairs are 4 bedroom suites including luxurious master w/ fireplace & outdoor terrace overlooking tree top views. Lower level features media room w/ wood coffered ceiling, wine cellar, gym & 4 car garage. The lush grounds are ideal for entertaining w/ swimmer's pool, spa & gazebo.

Myra & Michael Nourmand NOURMAND & ASSOC.	310.888.3333 www.laurelwayestate.com
--	---

1860 CARLA RDG	Open	11-2	NEW
\$15,495,000	4+6	MID-CENTURY	



ONCE IN A LIFETIME VIEW PROPERTY

The most sought after location in all of Beverly Hills, the one and only Trousdale. This could be your dream property with an easy remodel with approximately 6,000 sq. ft. of livable interior or a total tear down and you could build over 16,000 sq. ft. with basement on this oversized promontory flat pad with a massive motor court. Explosive jetliner views from Downtown to Beverly Hills, Century City, The Pacific Ocean and sunset views of the Getty.

Branden & Rayni Williams HILTON & HYLAND	310-691-5935 Williams & Williams Estates Group
---	---

245 S CRESCENT DR	Open	11-2	NEW
\$2,999,000	4+2.5	2sty-SPANISH	




CONTEMPORARY SPANISH WITH OLD HOLLYWOOD CHARM

A mini Beverly Hills manor w/ gated entry & a beautiful brick courtyard. Gorgeous sun-drenched living room w/ a picture-perfect wall to wall bookshelf. Lush backyard, surrounded by tall hedges. Gourmet kitchen, complete w/ custom LEICHT cabinetry, Caesarstone countertops and stainless-steel appliances. Ideal floor plan, 4 bdrm and 2.5 ba including a romantic master suite w/ fireplace, huge closet space, luxurious spa tub, separate shower & skylights. Close to Beverly Dr. restaurants & shopping.

Arvin Haddadzadeh COMPASS	310.909.6434 Blt-Ins,Other
------------------------------	-------------------------------

463 S ELM DR	Lunch	11-2	NEW
\$2,800,000	0+0	2sty-SPANISH	




RARE BEVERLY HILLS 8,200 SF CORNER LOT - 4 BEDROOM 5 BATH

This Charming 2901 SF Beverly Hills old world Spanish awaits the right TLC. Beautiful vaulted Living Room, Formal Dining Room, spacious Family Room, Galley Kitchen, Breakfast Nook, 1st Great 1st floor en suite Master Bedroom opens to a tranquil back yard, 2nd Floor en suite Master Bedroom, generous Guest Bedroom, sizable Basement, two separate Entertainment Patios, a rare permitted detached Garage Unit w/bath are just a few reasons to love this Petite Villa. Staged by Rothschild Interiors™

Judson Rothschild RODEO REALTY	310-710-3160 Dishwasher, Cooktop, Oven, Refrigerator/
-----------------------------------	--

316 S OAKHURST DR	Refresh.	11-2	NEW
\$2,626,000	4+2	1sty-SPANISH	



AMAZING DEVELOPER OPPORTUNITY WITH ARCHITECTURAL PLANS

Amazing developer opportunity with architectural plans for 3-story home, 5 bedrooms, 7 bathrooms, approximately 5,441 square feet. Mediterranean bright home offers front patio and high ceiling with large sky lights and architectural design. The great for entertaining floor plan features, a spacious living room, dining room, den and family room areas with French doors to the grassy back yard. The main house features 3 bedrooms, 2 bathrooms including a guest house/art studio with a loft.

Vangelis Korasidis COLDWELL BANKER BH	310-247-1500 5 bedrooms, 7 bathrooms 5,441 Sqft.
--	---

427 S SWALL DR	Open	11-2	NEW
\$2,088,000	3+2.75	632H3 SPANISH	



CHARMING REMODELED SPANISH STYLE HOME IN MOVE IN CONDITION

Wonderful character with beautiful hardwood floors, spacious living room with coved ceilings, picture window, gas fireplace & shutters. Formal dining room which is next to the remodeled kitchen with granite counters, stainless steel appliances & separate breakfast room. 2003 master suite addition with French doors, en-suite stunning spa style bathroom with marble floors & counters, double sinks & sunken Jacuzzi tub. Lovely private backyard with mature hedges, lawn area & converted garage.

Christophe Choo COLDWELL BANKER RESI	310-777-6342 www.427SouthSwallDrive.com
---	--

911 N BEVERLY DR	Open	11-2	red
\$11,498,000	12498000	6+7 SPANISH	



BEVERLY HILLS FLATS

Designed by renowned architect Roy Seldon Price with a 21st-century restoration by the famed duo of Tichenor & Thorp. It boasts huge entertaining spaces, a masterful great room with exposed beamed ceilings, library and elegant dining room. The gourmet kitchen features a spacious butler's pantry and separate breakfast room. Bedrooms consist of a Grand Master with seating area and luxurious bath. Also, two guest bedroom suites with balconies, and staff quarters with two bedrooms.

Rabinowitz & Friedkin HILTON & HYLAND	310.552.8200 HiltonHyland.com
--	----------------------------------

837 GREENWAY DR	Open	11-2	rev
\$33,000,000	7+9	TRADITIONAL	




CROWN JEWEL OF THE BEVERLY HILLS FLATS

This extraordinary, gated European estate in prime Beverly Hills showcases grand-scale living spaces, magnificent grounds and iconic views of L.A. Country Club and Century City on almost an acre. Awash in light, highlights include a grand motor court, living room with restaurant-caliber bar, theatre, auto gallery, phenomenal chef's kitchen and great room with French doors to a floating infinity pool and spa, expansive lawns, cabana, outdoor kitchen, old-world gardens, water and fire features.

Jon Grauman THE AGENCY	424-238-2484 BBQ,Blt-Ins,Dshwshr,Dryer,Frzr
---------------------------	--

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



BRAND NEW ARCHITECTURAL MASTERPIECE

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

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

121 S PALM DR #404	Refresh.	11-2	NEW
\$1,295,000	2+3	CONTEMPORARY	




INVESTOR'S DREAM! SOPHISTICATED UPDATED 2+2.5 NEW REC ROOM !

Beautifully updated 2 + 2.5 in the heart of Beverly Hills. Sophisticated quartz tile welcomes you to a huge bright living room with fireplace and patio. Granite bar counter invites you to an open kitchen with S/S appliances and custom cabinetry. Dramatic custom lighting enhances the entire look and feel of the unit. Master suite has large bath with separate shower. Ample closet space! A huge newly done recreation room w/shower and kitchen for entertaining and Roof top BBQ & VU. BH SCHOOLS.

MLS#19-464026
Irene Tsu 310 993 6141
BERKSHIRE HATHAWAY H

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

1240 LOMA VISTA DR	Open	11-2	rev
\$10,995,000	6+7.5	CONTEMPORARY	



REMARKABLE PRIVATE & GATED TROUSDALE BALINESE MODERN OASIS

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

MLS#19-459718
ST. JAMES + CANTER 310-704-4248
BERKSHIRE HATHAWAY

STJAMESCANTER.COM

02 Beverly Hills Post Office Single Family

2200 SUMMITRIDGE DR	Open	11-2	NEW
\$18,995,000	5+7	CONTEMPORARY	




NEWLY COMPLETED ARCHITECTURAL MASTERPIECE

This property is still listed under exclusive representation. Newly completed 5 bed, 7 bath contemporary architectural masterpiece offering a sophisticated & elegant floor plan with expansive views of the City of Angels & seamless indoor-outdoor flow throughout the entire home. Just minutes from the BH Hotel, Beverly Park and the best shopping & entertainment LA has to offer.

MLS#19-467186
B&R Williams, R. Almeida (310) 691-5935
HILTON & HYLAND

Williams & Williams Estates Group

1050 WOODLAND DR	Open	11-2	rev
\$6,900,000	4+5	MID-CENTURY	



TREMENDOUS VALUE IN BH'S MOST PRIME LOCATION

TREMENDOUS VALUE for developer, or end user! Perched atop a private driveway on one of the most quiet, prestigious, and tree-lined streets in Beverly Hills this home boasts incredible high ceilings, open spaces, lush gardens, expansive yard, ample parking, and immense entertaining space. Located at one of Beverly Hills' most rare, sought after, and prime addresses!

MLS#19-464048
Spencer Payson 310.486.8039
COMPASS

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

12097 SUMMIT CIR	Lunch	11-2	NEW
\$8,495,000	6+7	TRADITIONAL	



STUNNING TURN-KEY EAST COAST TRADITIONAL

Stunning turn-key East Coast Traditional perfection in the prestigious Guard Gated community "The Summit." This stately six bedroom, seven bath sophisticated home was completely rebuilt in 2006 and updated in 2018. Located at the end of a prime cul-de-sac, and through a private gated motor court, this one-of-a-kind property offers extreme privacy and security. Impeccable center hall floor plan with two-story entry foyer is warm, inviting, and filled with light.

Victoria Risko & Jen Puz 310-882-0246
SOTHEBY'S REALTY

01 Beverly Hills Condo / Co-op

415 S SPALDING DR #203	Open	11-2	NEW
\$1,895,000	2+3	ARCHITECTURAL	



DESIGNER CONDO IN A PERFECT BEVERLY HILLS LOCATION!

Minutes to Century City, Beverly Hills restaurants and shopping and one block to beautiful Roxbury Park! Secure private and gated entry this designer done 2 bed, 3 bath has apx 2000 sf. The huge living room has 12 foot ceilings and massive glass doors that open to a balcony. The chefs kitchen is masterfully designed for cooking and entertaining. Fabulous master large bath and perfect walk in closet and an additional bedroom en suite.

MLS#19-462348
Valerie Fitzgerald 310-285-7515
COLDWELL BANKER RESI

MUST SEE!

1404 DAWNRIDGE DR	Lunch	11-2	592D5	NEW
\$7,499,000	6+7	CONTEMP MED		



NEW LISTING IN BHPO

Discreetly poised at the end of the cul-de-sac on top of a summit, this luxurious Contemporary-Mediterranean style Estate overlooks the enchanting LA skyline. Behind its private gates sits this impressive 6 bedroom, 6.5 bath home of the finest quality. Gourmet kitchen, large formal living room & magnificent dining room. Screening room is like walking into a movie theater, one of the finest. Wine room, family room, office, elevator, 3-car garage & sauna.

MLS#19-463010
M Nourmand / P Stevens 310.888.3333
NOURMAND & ASSOC.

Catered Lunch | www.1404dawnridge.com

370 S ELM DR #3	Open	11-2	NEW
\$1,550,000	2+3	CONTEMPORARY	




EXTRAORDINARY 360-DEGREE PENTHOUSE 2BEDS + DEN

An extraordinary 360-degree PENTHOUSE 2BEDS + DEN with no common walls surrounded by magnificent views of Beverly Hills. Enjoy a breathtaking experience with the convenient keyed elevator direct access that brings you to your bright and spacious unit. The stunning living room features brilliant high ceilings, gorgeous wood flooring, and an impressive gourmet kitchen with built-ins and amazing details.

MLS#19-464796
Litta Lee 310-860-8866
COLDWELL BANKER RESI

Elvtr

1449 SUMMITRIDGE DR	Open	11-2	NEW
\$2,300,000	2+2	1sty-CONTEMPORARY	



STUNNING VIEW PROPERTY

Stunning city/ocean view property at the top of BHPO. Move right in or add some love and square footage to this 2+2 in over 1,630sf. Double lot, in ground spa, wide open floor plan with killer outdoor spaces perfect for So Cal Living & Entertaining!!! Large usable garden/yard two car direct access garage and bamboo flooring in most areas. Perfect starter home, development opportunity or pied d' terre.

Gregg Silver 3107700777
KELLER WILLIAMS BH

Dshwshr,w/d,Rng/Ovn,Fridg,Wshr

TUESDAY

2660 BENEDICT CANYON DR	Open	11-2	rev
\$7,995,000	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 310-600-1553
RODEO REALTY - BH
www.RogerPerry.com

9556 TULLIS DR	Open	11-2	rev
\$3,795,000	4+4	TRADITIONAL	



CHIC STYLISH TRADITIONAL HOME IN LOWER BHPO

This chic and stylish, single-story traditional home in prime lower Beverly Hills Post Office has been beautifully updated and reimaged with wide-plank hardwood floors, custom wainscoting, formal and informal living rooms, a chef's kitchen and harmonious indoor-outdoor flow. An expansive, grassy backyard is complete with a large, heated swimming pool and sports court. This timeless Beverly Hills home is just moments from coveted shopping and dining and within easy access to the Valley.

MLS#19-446910
Jon Grauman 424-238-2484
THE AGENCY
Blt-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan

1571 TOWER GROVE DR	Open	11-2	rev
\$6,299,000	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 secluded grounds w/ beautiful swimmers pool, veranda & landscaped gardens. This impressive & beautiful home is a tremendous value and offering for discerning tastes.

MLS#19-446610
Rick Ojeda 310-902-7676
COMPASS
City Lights Views!Swimmers Pool!Veranda

2501 BOWMONT DR	Open	11-2	rev
\$3,750,000	4+7	3sty-MEDITERRANEAN	




ITALIAN VILLA DREAM OASIS!

Stately Italian Villa w/ 4 BD, 7 BA, featuring a grandiose master suite, striking walk-in closets, majestic tiled baths & private balconies overlooking the canyon view. Go down a rich-wood staircase is the 2nd level the living room w/ exquisite built-ins & marble fireplace, dining room is adj to the gourmet kitchen. The bottom level features 2 more bedrooms w/ ensuite baths, a den which leads to a breathtaking oasis w/ pool & spa. Leave the hustle of the city behind as you enjoy this paradise!

MLS#19-443462
Basya Gradon 323-447-7331
COMPASS
Blt-Ins,Dshwshr,Grbg Dp,Hood Fan,Rng/Ovn

03 Sunset Strip - Hollywood Hills West Single Family

2262 BETTY LN	Open	11-2	rev
\$4,695,000	5+7		




NEW MODERN FARM HOUSE WITH POOL!

New modern farm house with flat yard and pool in a scenic canyon setting surrounded by mountains and lush greenery and tree tops. Transitional style interior with open floor plan, sliding glass doors, wide plank wood floors and tasteful fixtures and finishes. Luxe master suite with massive walk in closet and spa like bathroom with double lavatories. Bedrooms are en-suite and have gorgeous scenic views out of the windows. Five bedrooms plus an office and an upstairs den/home work area.

MLS#19-451198
Daniel Brown 310.901.7405
COMPASS
Dshwshr,Dryer,Grbg Disp,Micro,Rng/Ovn

1614 VIEWMONT DR	Open	11-2	NEW
\$3,250,000	5+5.5	3sty-CONTEMP MED	

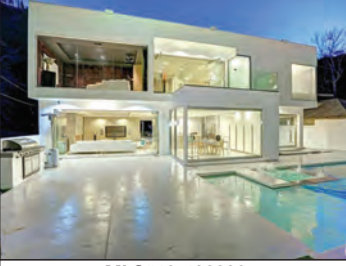


SUNSET PLAZA AREA HOME WITH JETLINER VIEWS

Generous living room features fireplace & marble floors. Formal dining room with balcony. Large gourmet kitchen with breakfast area leads to deck & terraced hillside. Family room features wet bar & jetliner views. Expansive master suite offers fireplace, walk-in closet, granite bath with steam shower, spa tub, & opens to generous patio. 4 add'l spacious BRs + baths. (1 BR currently built out as recording studio), 3-car garage, laundry room, elevator, central vac, security system, gated entry.

MLS#19-465622
Darrell Wallace 310-435-3690
COMPASS
Cbl,Cent Vac,Dshwshr,Dryer,Elvtr,Other

1590 BENEDICT CANYON DR	Open	11-2	rev
\$4,650,000	6+8	3sty-ARCHITECTURAL	



BEVERLY HILLS CONTEMPORARY DREAM HOME

Contemporary home rich in luxurious marble & architectural finishes.Glass door into an entertaining floor plan w/ living room,24 feet high floor-to-ceiling & a lounge/family room with fireplace and glass folding doors that open to backyard w/ spa and pool.The first floor has a dining room & a kitchen w/ stainless steel appliances,dual refrigerators. Stairwell w/ a skylight to a breathtaking master suite w/ a private state of the art home theater,dual bathrooms & walk in closet. and 7-car garage.

MLS#19-436336
Vangelis Korasidis 310-247-1500
COLDWELL BANKER BH
Gated Parking For 10 Cars! 3 Fireplaces!

8623 FRANKLIN AVE	Lunch	11-2	NEW
\$2,985,000	3+4	SPANISH	



MAGICAL!

The only thing missing is the cobblestone streets for this1926 villa inspired by the romance of 19th century Europe,but w/all the modern amenities.The nooks & crannies of this hm helps it maintain the spirit of an historical hm while instilling the functionality of a new one.Unplug in the resort style pool or entertain in the theater as well as al fresco dining w/stunning city views as your backdrop.The home stays true to its style with the landscape of this iconic Sunset Strip neighborhood

Jane Schore 323-573-6562
COLDWELL BANKER SS
www.shoppingwithschore.com

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



LIGHT & BRIGHT MODERN WITH VIEWS

An inviting modern home that pops with personality and has the best unobstructed views & ocean breezes. This super sexy renovated designer home features high ceilings, oak flooring, Miele appliances, Silverwave marble, walnut cabinets, Sonos sound & cameras controlled from your phone. This 4 bedroom, 4 bath home is 3,060 sq. ft. of which 1,000 sq. ft. is the master suite & it has the most incredible illuminated glass railed rooftop deck with 360 degree views and speakers/sound for entertaining.

MLS#19-461856
Paul Wylie 323-515-9585
LAMERICA REAL ESTATE
Dshwshr,Freezer,Grbg Disp,Hood Fan,Micro

2605 LAUREL PASS AVE	Open	11-2	red
\$2,450,000	2750000 3+2	1sty-MID-CENTURY	



MID CENTURY RANCH HOME IN LAUREL CANYON

This 3BR/2BA features an ideal layout with floor-to-ceiling glass, pool and an incredible detached studio space. Vintage details can be found throughout along with high-end luxury upgrades giving this home a special feeling inside and out. Amazing indoor/outdoor flow with easy access to the lush backyard from nearly every room. The private pool area is a tropical paradise with outdoor dining area, shower and multiple deck spaces on this large flat lot.

MLS#19-445156
J. Freeling / R. Kallick 310-948-5553
COMPASS
Motivated Seller! Bring All Offers!

TUESDAY

X 9145 ST IVES DR		Lunch	11-2	rev
\$7,995,000	6+7	CONTEMPORARY		



ENJOY THE HOLLYWOOD HILLS LIFESTYLE AT ITS FINEST

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

MLS#18-390928
 Vangelis Korasidis 310-247-1500
 COLDWELL BANKER BH

Architectural Estate w/Panoramic Views!

1404 DEVLIN DR		Open	11-2	rev
\$4,495,000	3+4	CONTEMPORARY		




NESTLED IN THE FOOTHILLS ABOVE SUNSET

Custom gated "Zen" like compound. Stylish to the max, this private celebrity retreat boasts panoramic views from every room. Designer finishes at every turn, this 3 bed, 4 bath home has been updated and meticulously maintained by its current owners. Focused on the art of entertaining, features include a sleek crisp kitchen with stainless steel appliances, stone countertops, and a large sliding window that showcases the LA skyline.

MLS#19-463528
 A. Lascano B. Farrugia 818.800.8848
 HILTON & HYLAND

AlphonsoBjorn.com

1145 SUNSET VALE AVE		Open	11-2	rev
\$4,450,000	3+4	2sty-CONTEMPORARY		



A GEM ON THE SUNSET STRIP NEAR TROUSDALE

The Best Buy! Enter a world of style, grace and sophistication in this highly desirable neighborhood. Located North of Sunset adjacent Trousdale's Beverly Hills on a private one way street. This Hampton style home has Southeast Asian exterior accents. The lower floor entertaining areas open seamlessly to the POOL and tranquil garden setting. With intimate privacy and seclusion, this home is walking distance to fine dining and Soho House.

MLS#19-454912
 Drew Mandile 310-749-7124
 SOTHEBY'S INT'L RLTY

1145SunsetValeAvenue.com

1684 N CRESCENT HEIGHTS BLVD		Open	11-2	rev
\$3,595,000	3+4	MODERN		



DRAMA AND ELEGANCE

Welcome to an enchanting oasis above the Sunset Strip. Walled and gated for privacy, this gem uniquely fuses a modern aesthetic with a nuance of chic Hollywood style. The home has beautifully sleek finishes and a layout ideal for grand-scale entertaining. The main level features a living room with sliding walls of glass opening to city views and also to a private yard of dramatic reflecting pools, oversized spa, firepit and a covered outdoor living area with custom artisan light fixtures.

MLS#19-460854
 Greg Holcomb 310-500-3925
 COMPASS

GregHolcomb.com

8821 LOOKOUT MOUNTAIN AVE		Refresh.	11-2	rev
\$995,000	2+1	MID-CENTURY		



NEW! SUNNY LAUREL CANYON MID-CENTURY POST & BEAM

New! Bright, open, mid-century post & beam home in Laurel Canyon is the ideal creative retreat. The living room, kitchen, dining area, and den are all connected by an open floorplan, with high ceilings, skylights, hardwood floors, and a fireplace. Walls of glass and french doors in the den allow for abundant light, a seamless indoor-outdoor flow to a large outdoor patio and a backyard with three separate levels and treetop views. Just Uphill from Wonderland Elementary!

MLS#19-464196
 Kevin Keyser 323.877.2040
 SOTHEBY'S INT'L

www.8821Lookout.com

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

7560 HOLLYWOOD #308		Open	11-2	NEW
\$699,000	2+2	MID-CENTURY		



GREAT VALUE FOR THIS WEST HOLLYWOOD ADJACENT UNIT!

Wonderful 2 bed/ 2 bath unit in Mid-Century building! Fantastic location between West Hollywood and Hollywood convenient to shopping, dining and hiking in Runyon. This is a beautifully designed, tranquil unit with a lovely balcony. It boasts a recently remodeled kitchen and master bath with a luxurious soaking/spa tub. The unit comes with side by side parking and inside laundry. EQ insurance included with HOA. This is a great price for a move-in ready unit in the heart of everything.

MLS#19-466730
 Banchik & Dantzler 310-503-6436
 BHHS CA PROPERTIES

Dshwshr,Grbg Disp,Rng/Ovn

04 Bel Air - Holmby Hills *Single Family*

1298 STRADELLA RD		Open	11-2	NEW
\$9,500,000	7+12	CONTEMPORARY		




VIEWS! FABULOUS DEVELOPMENT OPPORTUNITY! VIEWS!

RTI Plans for a, Stunning, Contemporary, 16,622 sqft Masterpiece designed by Tag Front Architects. No expense was spared in designing this home that takes advantage of the Panoramic VIEWS of Downtown LA, Century City & Stone Canyon Reservoir on approx. 2.4 ACRES! Build (7) Bedrooms, (12) baths, Hi-Luxury/Chef's Kitchen, Over-sized Bedrooms, Gym, Sauna, Theater Room, Wine Storage, (2) Laundry Rooms! Plans include beautifully landscaped grounds with great hardscaped areas for glamorous entertaining

Roger Perry 213-999-1838
 RODEO REALTY - BH

www.RogerPerry.com

1432 MORAGA DR		Refresh.	11-2	NEW
\$7,150,000	7+8	TRADITIONAL		



ENCHANTING TENNIS COURT ESTATE IN BEL AIR

24 hour guard gated Moraga Estates. Bright sunroom w/ wet bar. Living room w/ centered fireplace. Kitchen w/ island, breakfast area, walk-in pantry, & ample cabinetry. Master w/ fireplace, balcony & large dual bath w/ spa tub & sauna. Backyard features a grand patio space for lounging or dining, standard size tennis court, & sparkling pool w/ spa, all enveloped by lush hedges. Additional features include guest rooms, soaring ceilings, expansive windows, laundry room, walk-in closets and more.

SF Jones / K. Pane 310.579.2200
 COMPASS

1432Moraga.com

2311 DONELLA CIR		Open	11-2	NEW
\$1,595,000	3+2	RANCH		



SWEET TRADITIONAL RANCH IN BEL-AIR HILLS

Sited on a cul-de-sac in the pastoral Bel-Air Hills, this sweet traditional ranch, adorably charming right from the curb, is now ready for updating. There are 3 BRs in a warm, sensible, open floorplan w/ the master/living areas opening to the unusually large, flat, grassy yard w/ its beautiful trees & expansive patio spaces. Period, country-lodge-like architectural touches like diamond-paned windows, vaulted & beamed ceilings & fireplace. Direct access 2-car garage. Roscomare Rd Elementary.

Larry Young 310.777.2879
 BHHS CA PROPERTIES

2311Donella.com

TUESDAY

1526 ROSCOMARE RD	Open	11-2	red
\$2,249,000	3+3	TRADITIONAL	



BEL AIR TRADITIONAL TWO STORY FAMILY OWNED HOME


Nestled in the hills behind the Bel Air West Gate w/ pool. The 3BD/2.5BA + office. Living room w/ exposed wood beams, wood paneling, original peg & groove wood floors, exposed brick gas/wood fireplace, & full bar. Formal dining room off of kitchen w/ eat in table. Master suite upstairs w/ walk-in closet, fireplace & en-suite w/ high countertops, double sinks, 2 person spa tub and oversize shower. Newer composition roof, newer landscape architecture and sprinkler system. Attached two car garage.

MLS#19-442542
Greenberg / Weinstock 310-968-0605
BERKSHIRE HATHAWAY

Dshwshr

04 Bel Air - Holmby Hills	Lease
----------------------------------	-------

15442 MULHOLLAND DR	Open	11-2	NEW
\$16,500	6+5	SEE REMARKS	



PRIVACY AND CHARM

At a cup-de-sac's end, nestled away, lies an authentic Tuscan farmhouse. Formidable gates ensure private home, pool & spa, which overlook the ever-changing panoramic character of lush hills, a quiet ocean, and skyline. A country style kitchen, distressed floors & 19th century beams highlight Italia influence. First floor occupies a den/office, along with two additional bedrooms and of course public areas. 2nd floor a media/game room while the master is separated from a 3 bedroom wing.

MLS#19-442284
Diane Sharp 3197400414
KELLER WILLIAMS BEVE

If you want charm this is it!

600 PERUGIA WAY	Open	11-2	rev
\$26,995,000	5+9	MODERN	



CALIFORNIA MODERN IN BEL AIR


One of the finest examples of Modern architecture in Los Angeles. Clean, contemporary design that integrates timeless Mid-Century elements. Expansive use of luxurious materials throughout. There are walls of retractable glass as well as rooms that can display a substantial art collection. The open and intelligent floor plan captures the quintessential California indoor/outdoor dream. Spectacular living in Los Angeles!

MLS#19-455358
Steve Frankel 310-281-3981
COLDWELL BANKER

www.stevfrankel.com

05 Westwood - Century City	Single Family
-----------------------------------	---------------

1948 PARNELL AVE	Open	11-2	red
\$3,150,000	3375000	5+4	



WWW.1948PARNELL.COM

Beautiful Traditional in Westwood. Spacious bdrms & open floor plan featuring custom wood floors, extensive moldings & cabinetry throughout. Gourmet kitchen, center island & generous family rm & breakfast rm. Frml din rm, grassy yard w/ outdoor fireplace & BBQ area. 1st flr home office, guest bdrm & full bath. Large master suite, frpl, 2 walk-in closets. 3 other lg bdrms, laundry room & high hall skylights on 2nd flr. Close to the desirable Westwood Charter School District & Century City Mall.

MLS#19-456966
Lauren Ravitz
BHHS BRENTWOOD

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

11681 MORAGA LN	Open	11-2	rev
\$15,450,000	6+7	TRADITIONAL	



BEAUTIFULLY REIMAGINED ESTATE BEAMING W/ CHARACTER


In coveted Moraga Estates. Soaring ceilings, chandelier & imperial staircase. Office w/double height ceiling, large windows, & marble fireplace. Living with built-ins, powder room, bar w/wine fridge. Kitchen w/ s/s appliances, & 6 burner range. Master w/marble fireplace, walk-in closets, 2 glass showers & soaker tub. Dining room w/chandelier, maid's quarters, gym, laundry room, & smart-home tech! Backyard features sports court & pool w/spa. 24-hour guard gated community.

MLS#19-448590
Sally Forster Jones 310.579.2200
COMPASS

11681Moraga.com

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

10380 WILSHIRE BLVD #1801	Lunch	11-2	NEW
\$3,699,000	3+4	1sty-CONTEMPORARY	



PRISTINE LUXURY IN THE SKY WITH PANORAMIC VIEWS!

VOLUMINOUS UNIT IN THE HIGHLY DESIRABLE "LA TOUR". DRAMATIC PANORAMIC VIEWS OF THE HILLSIDES, OCEAN, AND CITY. BRIGHT BEAUTIFULLY DECORATED SPACES WITH GORGEOUS WOOD FLOORS AND WALLS OF GLASS. OPEN GREAT ROOM DESIGN WITH FIREPLACE AND TWO VIEW PATIOS AFFORDS SUPERB ENTERTAINING CAPABILITIES. INCREDIBLE LARGE POGGENPOHL CHEF'S KITCHEN. MASTER SUITE WITH BREATHTAKING VIEWS, GLAMOROUS BATH, AND IMMENSE WALK-IN CLOSET. GUEST BEDROOM AND CONVERTIBLE OFFICE EACH WITH BATHS. FULL-SERVICE BUILDING.

MLS#19-467190
MICHAEL J. LIBOW 310-285-7509
CBBR - BH S

WWW.10380WILSHIRE1801.COM

11601 MORAGA LN	Open	11-2	rev
\$7,200,000	5+7	TUDOR	



NEARLY 1 ACRE IN PRESTIGIOUS MORAGA ESTATES

Positioned behind the guarded gates of prestigious Moraga Estates, this beautifully maintained custom English country residence is being offered for the first time in nearly 40 years. Two-story paneled entry, expansive LR, family room, den, formal DR, junior DR, center island kitchen and staff room. Lavish master plus 3 en-suite guest BR's. And the grounds ... sparkling pool, spa, built-in barbecue, mature towering trees, fragrant gardens, rolling lawns complete this coveted oasis.

MLS#19-442410
Ron de Salvo 310-560-9388
COLDWELL BANKER RESI

10380 WILSHIRE #1002	Refresh.	11-2	NEW
\$2,890,000	3+3.5		




AMAZING 10TH FLOOR UNIT AT LA TOUR

A beautiful 10th floor unit in the highly coveted La Tour building. Breathtaking views with 3 bdr, 3.5 bth & approx 3,190 sq ft of light & bright living space, this unit boasts a grand double door entrance that welcomes you to a formal entry way, stunning floor to ceiling windows, formal living room w/fireplace, & 2 large balconies. Large kitchen with breakfast area, island cook top, and a wet bar that is perfect for hosting. The generous Master Suite has spectacular views.

MLS#19-459620
Sam Shakerchi 310.525.0872
DOUGLAS ELLIMAN OF C

LA2 - Sean Harris #310.897.1649

1610 LINDAMERE PL	Refresh.	11-2	rev
\$2,995,000	5+5	2sty-MID-CENTURY	




MAD MEN MEETS BEWITCHED MIDCENTURY MAGIC!

5,134 SF of beautiful organic indoor/outdoor living. Large 1st floor Master Suite with sitting area and french doors to lush and green backyard. Remaining 1st floor encompasses large living, dining, and family rooms with high vaulted ceilings, as well as eat in kitchen, laundry room, and two additional bedrooms. Upstairs mezz with meditation room, two large bedrooms, and balcony w reservoir views. Quiet & private. Priced to sell at only 583 per sq ft!

MLS#19-452216
Denise Rosner 3105089482
COMPASS

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

TUESDAY

10724 WILSHIRE #1603	Open 11-2	NEW
\$2,690,000	3+4 16sty-ARCHITECTURAL	
		
<p align="center">PENTHOUSE AT PARK WILSHIRE</p> <p>Penthouse at Prestigious Park Wilshire, stunning views, Great for entertainment with 2 huge balconies, 3 bedrooms with 3.5 baths, full service building 24/7 security, valet, Pool, gym.Party room.Easy to show.</p>		
<p align="center">MLS#19-466912</p> <p>Yasmin Kashani 310-666-4477 NELSON SHELTON REAL</p> <p align="center">Dshwshr,Dryer</p>		


1550 GREENFIELD AVE #104	Open 12-2	red
\$989,000	2+2 CONTEMPORARY	
		
<p align="center">READY TO SELL!!</p> <p>Ready To Sell!! REDUCED!! Updated condo feels much like a single level home, with a modern and open layout. Entry hall opens to sunken living room. Dining room has wet bar and hardwood floors. Updated cook's kitchen features stainless appliances,with double gas oven and gas stove. Additional breakfast room, along with a separate laundry room, huge pantry.Master suite features 2 walk-in closets, with the attached master bathroom having double sinks. Close to Brentwood, Westwood and Century City!</p>		
<p align="center">MLS#18-372598</p> <p>Jeffrey Crausman KELLER WILLIAMS BEVE</p> <p align="center">Rng/Ovn</p>		


448 KELTON AVE, UNIT 2	Open 11-2	NEW
\$1,399,000	3+3.5 TRADITIONAL	
		
<p align="center">PRIME WESTWOOD LOCATION, NORTH OF WILSHIRE</p> <p>Light and bright tri-level townhome with direct access private garage. This townhome features a generous open floor plan, 3 bedroom suites, high ceilings, recessed lighting, skylights, powder room, side-by-side laundry, 3 patios and rooftop deck with views. Spacious living room with fireplace opens onto a private front patio. Step up dining area with built-in cabinets. Large eat-in kitchen opens out onto a second private patio. Spacious master suite with cathedral ceilings, fireplace & balcony.</p>		
<p align="center">Kathy A. Douglas 310-278-3311 HILTON & HYLAND</p>		

10724 WILSHIRE #1501	Open 11-2	rev
\$8,995,000	4+6 CONTEMPORARY	
		
<p align="center">FIRST TIME ON MARKET PENTHOUSE IN THE SKY</p> <p>Resort style living with expansive city views of Century City, Westwood, and Downtown LA. This prestigious penthouse residence is situated in Park Wilshire - a premier building along the Wilshire corridor. This residence boasts 6500-7000 sq ft with 4 bedrooms and 6 bath penthouse is an entertaining masterpiece featuring an extensive open floor plan with oversized windows and balconies.</p>		
<p align="center">MLS#19-456134</p> <p>Josh Altman 310-819-3250 DOUGLAS ELLIMAN</p>		

10375 WILSHIRE BLV, UNIT 9F	Open 11-2	NEW
\$1,395,000	1+3 1sty-MODERN	
		
<p align="center">EXCEPTIONAL SOPHISTICATION</p> <p>A truly exceptional, timeless residence at one of Wilshire Boulevard's most coveted addresses: The Wilshire Terrace endures as a residence of distinction, value and exclusivity. This spacious, well-designed one bedroom and three bath residence has ample room for living and entertaining, as well as a grand master suite with stunning marble surfaced bathroom, meticulously organized walk-closet and formal dressing area. Exclusively for your most discerning clients.</p>		
<p align="center">Michael Hiatt 310-481-4342 SOTHEBY'S</p>		

06 Brentwood Single Family

628 N BONHILL RD	Open 11-2	NEW
\$27,850,000	9+14	
		
<p align="center">THE POINT</p> <p>For more information, please visit www.ThePoint-Brentwood.com</p>		
<p align="center">Drew Fenton 310.858.5474 HILTON & HYLAND</p> <p align="center">Co-Listed w/ Barbara Boyle</p>		

1430 S BEVERLY GLEN #204	Open 11-2	NEW
\$988,000	2+3 UNKNOWN	
		
<p align="center">FRONT FACING UNIT</p> <p>2 BD & 2.5 BA single level unit was completed in 2005. The clean lines and spacious floor plan create a luxurious lifestyle perfect for entertaining. The LR offers an additional area that can be used for an office space. The gourmet kitchen opens to the living area and features steel appliances, Caesar stone countertops and a breakfast bar. The Master BD has a balcony and a walk-in closet. The master BA includes double sinks, a romantic free-standing soaking tub and a separate shower.</p>		
<p align="center">MLS#19-466022</p> <p>Magali Bergher 310-409-8733 WEA</p>		

224 S MEDIO DR	Open 11-2	NEW
\$5,495,000	5+6 TRADITIONAL	
		
<p align="center">ELEGANT BRENTWOOD TRADITIONAL</p> <p>Pristine, gated 2 sty East Coast Trad in heart of BW. Fab cook's kitchen, lg breakfast area w/ built-in banquette & adjacent fam rm that opens through French drs to entertaining loggia & generous, pvt lawn. Grand master suite w/ vaulted wood ceiling, 2 sitting areas, FP, pvt terrace that overlooks the backyard, lg lavish BA & spacious closet. Lofty upstairs fam rm/play rm flooded in natural lite. Situated on qt st close to San Vicente shops, restaurants & Sunday Farmer's Market.</p>		
<p align="center">MLS#19-467212</p> <p>David Offer 3108209341 BERKSHIRE HATHAWAY</p> <p align="center">www.224medio.com</p>		

10982 ROEBLING AVE, UNIT 521	Open 11-2	NEW
\$589,000	1+1	
		
<p align="center">BEAUTIFUL WESTWOOD CONDO</p> <p>Centrally located in the heart of Westwood, this 1 bedroom 1 bath townhouse is unique and charming with lots of amenities. Excellent closet space, high ceilings, and kitchen complete with stainless steel appliances. The building comes equipped with a pool, spa, fitness center, sundeck and an indoor basketball center in addition to a rec room and pool table. Perfect for students or employee's located just minutes away from UCLA. Everything you could possibly need close to home!</p>		
<p align="center">Anthony Marguleas (310) 633-4925 AMALFI ESTATES</p> <p align="center">www.10982roebblingunit521.com</p>		


1977 MANDEVILLE CANYON RD	Open 11-2	NEW
\$4,985,000	3+3 2sty-COTTAGE	
		
<p align="center">A CHARMING STONE HOUSE</p> <p>One of Los Angeles' top designers, Thomas Callaway's own home on a gorgeous flat private approx. 17,364 sq ft lot embellished with mature landscaping, gorgeous trees and charming stone walls. The entry welcomes you to a dramatic high beamed ceiling living room w/ hardwood floors & stunning fireplace. The formal paneled dining room also has a fireplace that opens to a handsome stone patio for al fresco dining under the trees.</p>		
<p align="center">Mary Beth Woods 310-463-1599 COLDWELL BANKER-BW</p>		

TUESDAY


854 GLENMERE WAY		Open	11-2	NEW
\$3,795,000	4+4	CONTEMPORARY		
				
ENCHANTING BRENTWOOD HOME WITH VIEWS				
Beautiful Brentwood home with amazing views on a coveted cul-de-sac! Formal entry leads to an impressive living room w/hi ceilings, recessed lighting, dbl-sided gas fp & French drs that open to a pvt yard with an inviting pool & city to ocean views. Adjacent custom gourmet kitchen w/6-burner Viking stove, Sub-Zero refrigerator, dbl oven & brkfst area. Master ste, 3 add'l beds, 2baths+guest bath. Located near Crestwood Hill Park & the highly desired Kenter Canyon School.				
MLS#19-466922 Shah Noorvash 310-709-7424 COLDWELL BANKER RESI				
Blt-Ins,Dshwshr,Dryer,Frzr,Grbg Disp				


1000 N NORMAN PL		Open	11-2	rev
\$18,500,000	8+14	TRADITIONAL		
				
PRIVATE AND LUXURIOUS BRENTWOOD GROVE ESTATE				
Private 14,000 sqft, 8 bed/14 bath estate with canyon & Getty Center views. Entertainer's kitchen w/ u-shaped island & Viking/Sub Zero appliances. Situated on 1/2 acre with swimming pool, jacuzzi, outdoor kitchen & grassy yard. Stunning basement has indoor pool, gym, wine cellar, theater & 10-car collectors garage. Also featuring a formal dining room, music room, family room, office/library & master suite. The most exclusive LA lifestyle in Brentwood Grove Estates.				
MLS#19-424272 Fiora Aston 310.480.3585 COLDWELL BANKER RESI				
BBQ,Blt-Ins,Cbl,Cent Vac,Dshwshr,Other				

343 S BUNDY DR		Open	11-2	NEW
\$3,250,000	4+3	2sty-TUDOR		
				
CHARMING TUDOR WITH MODERN UPDATES				
Exquisitely renovated jewelbox offering incredible architectural detail from days gone by, yet modern conveniences. Luxurious master bath, 4 month old full kit remodel, stunning master offers a fpl, vaulted ceilings, seating areas. An additional BR down w/2 up inc laundry & full bath creates an excellent separation of space. Gorgeous library w/limestone fpl. Magnificent backyard magnolia allows for easy al fresco dining. Det 2 car garage.Easy stroll to restaurants, shops, & Sun. Farmers Mkt!				
MLS#19-463778 Susan Montgomery 310-255-5441 SOTHEY'S INT'L				
Blt-Ins,Cbl,Dshwshr,Dryer,Frzr,Other				


2220 MANDEVILLE CANYON RD		Open	11-2	rev
\$10,950,000	5+7	SOUTHERN COLONIAL		
				
LEGENDARY TENNIS COMPOUND IN BRENTWOOD				
An exquisite Colcord residence with versatile spaces that bring families together and focus on a seamless transition between indoor and outdoor activities. A fresh yet classic aesthetic in a home so beautiful that people will enjoy being here and entertaining their friends here. A long driveway intersects the flat acre of rolling lawn to lead to the main residence. A sparkling pool is flanked by a N/S tennis ct and a full two-story guest house. An amazing value in a forever home. Why compromise?				
MLS#19-435900 Mary Lu Tuthill 310-979-3990 COLDWELL BANKER				

320 N CLIFFWOOD AVE		Open	11-2	red
\$7,295,000	5+6	TRADITIONAL		
				
INCREDIBLE NEW PRICE! PRIME BRENTWOOD TRADITIONAL				
Nestled on a quiet street just North of Sunset Blvd lies this fabulous opportunity to develop or restore in prime Brentwood. The current property consists of 5 bdms, 5.5 bths, & 4,000+ sq.ft. of living space on a sprawling 18,000+ sq.ft. lot. Original features include custom moldings, hwd floors, & an abundance of windows that welcome natural light. Mature garden, patios & pool. This property has fantastic potential in a peaceful & tranquil setting, minutes from the heart of Brentwood Village.				
MLS#19-440198 Jade Mills 310-285-7508 COLDWELL BANKER				

466 DOWNES RD		Open	11-2	rev
\$4,999,000	3+4	MID-CENTURY		
				
SECLUDED ENCHANTMENT IN BRENTWOOD CIRCLE~APPROX 17,000SF LOT				
Built on spectacular grounds in the exclusive Brentwood Circle community, this stellar Mid Century Modern is a design departure from other neighborhood homes. Designed in the early 60's by Kaushanasky & Neuschatz, AIA, the home uses natural materials & striking linear lengths to elongate the frontal appearance. Spacious entertainment & dining areas; large office w/ bar & kitchen for big or intimate dinners. Enormous Master suite w/ sitting room & fpl + large bath. Detached pool/guest house.				
MLS#19-461340 Betty Graham,Nora Wendel 310-918-2064 COLDWELL BANKER- BWD				

12126 W SUNSET		Open	11-2	red
\$1,725,000	1825000	3+3	2sty-TRADITIONAL	
				
\$100,000 PRICE REDUCTION				
\$100,000 PRICE REDUCTION --Trust Sale with no court confirmation being sold "As Is." Hedged, gated & flat 6,704 sq ft corner lot with entrance on Stonehaven is ready to be a new home or a major remodel. Living Room with fireplace & beautiful moldings & adjacent Dining Room. Kitchen w/ eat-in breakfast area adjacent to family rm. Laundry room, 2 beds, 2 baths & family room on main level. Interiors freshly painted & hwd flrs. Upstairs master w/fireplace, walk-in closet & large ensuite bath.				
MLS#19-440352 Mary Beth + Darby Woods 310-571-1358 COLDWELL BANKER RESI				
www.marybethwoods.com				


408 S BUNDY DR		Open	11-2	rev
\$3,995,000	5+5	2sty-VILLA		
				
CUSTOM REMODELED 2002 -FLAT LOT!				
Set back from street in private setting-5 Beds -5 baths-custom detailed home.Hardwood floors.Formal Living & Dining Rooms,Custom kitchen w/high end appliances-Family Room adjacent-open concept-w/custom mahogany stain bar station, complete for entertaining.2 FP's (living room & family room). Open floorplan to spectacular rear patio-poo.Master bedroom en-suite,his/hers walkin closets.-marble bathroom -his/hers vanity, spa tub Main level Maids bedrm w/bath. large pool & spa-stunning yard.				
MLS#19-461506 Deborah Thurm 310-899-3570 COLDWELL BANKER RESI				
Blt-Ins,Sub Zero-Wolf Range, Pool Spa				

3916 MANDEVILLE CANYON RD		Open	11-2	red
\$1,615,000	1749000	3+2	1sty-RANCH	
				
NEW PRICE! TRANQUIL CANYON RETREAT				
High above Mandeville off private driveway, this inviting home overlooks a lush canyon setting. Entry leads to living/dining w high beamed ceilings, fireplace, lrg picture window & French drs to decks w A+ views. Lrg cook's kitchen w breakfast bar & dining/family/breakfast rm open to private deck. 2 gst rms share full bath. Master ste w his/hers closets +3/4 bath & views. Outdoor spaces enhance the quiet, serene canyon experience. Close to hiking/biking trails & minutes to BW and SM flats.				
MLS#19-455522 Joan Caplis/Susan Stark 310.748.2208 CB BW / COMPASS BW				
3916Mandeville.com				

1943 WESTRIDGE TERRACE		Open	11-2	rev
\$3,489,000	4+4.5	MID-CENTURY		
				
AMAZING OVER QUARTER-ACRE PROPERTY WITH VIEWS				
On over a quarter-acre lot, 1943 Westridge Terrace is a gated and private property with 4BR/4.5BA and an open floor plan for comfortable living and entertaining.Enjoy dramatic sunsets and mountain views from almost every room of the home, from the expansive patio and deck and from the pool. Master suite features his and her walk-ins Two light-filled bedrooms feature sitting areas and windows looking out to the gated front yard. A bright and airy kitchen and breakfast room open to family room.				
MLS#19-457962 Paula Ross Jones 3108809750 SOTHEY'S INTERNATIO				
Pool Deck and Built in Appliances				

TUESDAY

856 TEAKWOOD RD		Open	11-2	bom
\$2,550,000	4+3	1sty-MID-CENTURY		



BACK ON MARKET! FANTASTIC MID-CENTURY W/ PANORAMIC VIEWS!


Located in Quiet Serene Area of Kenter Cyn! Wonderful family home w/ Open Living Room & walls of glass that overlook the amazing views & priv yd, formal dining area, Kit family rm combination w blt in 60's Brkfst rm table and bar. Mstr suite w/ walk in closet & spacious bath. Lovely wrap around grassy yd offering total privacy. Mid-Century details found throughout! Add'l features include: Wd flrs, Central heat/air, carport, & near Crestwood Hills Park & coveted Kenter School.

MLS#19-458702
J. Hancock/MB Woods 310-770-6351
COLDWELL BANKER RESI

Bring or Send Clients!

06 Brentwood *Condo / Co-op*

12001 GOSHEN AVE #303		Open	11-2	NEW
\$819,000	3+2	OTHER		



BEAUTIFULLY REMODELED 3 BED + 2 BATH UNIT IN PRIME BRENTWOOD

Beautifully remodeled top floor bright spacious unit in Prime Brentwood location. 3 beds + 2 baths rear corner unit with only one common wall. Large entertaining living and dining room with walls of glass doors open to a long balcony. Kitchen has been remodeled to perfection with all new cabinets, counters, fixtures and stainless steel appliances. The large master suite has its own remodeled bathroom, loads of closet space & private balcony. The unit features a fireplace in the living room.

MLS#19-467088
Danny Mahelka 2133594097
COLDWELL BANKER RESI

Blt-Ins,Dshwshr,Dryer,Grbg Disp,Micro,Ot

11616 CHENAULT ST, UNIT 7		Open	11-2	NEW
\$775,000	2+1.5	2sty-MID-CENTURY		



UNIQUE MID-CENTURY 2BD+1.5BA ARCHITECTURAL CONDO TOWNHOUSE

Nestled in a small complex in prime Brentwood, this Mid-Century 2BD+1.5BA condo has an Open floor plan w/ a retro vibe featuring paneled walls, parquet wood floors, recessed lighting, & floor-to-ceiling windows & doors that open to a private patio. Kitchen w/ wood cabinetry, breakfast bar & new dishwasher. Architectural focal point staircase leads to 2 bedrooms w/ beamed ceilings & private balconies. Surrounded by mature trees & lush landscape. New ductless HVAC & 2-car parking. Low HOA dues.

ST. JAMES + CANTER 310.291.1029
BERKSHIRE HATHAWAY

STJAMESCANTER.COM

12115 SAN VICENTE #106		Lunch	11-2	red
\$1,085,000	2+2	MODERN		



THE BRENTWOOD HOUSE

Welcome to this stylishly remodeled 2-bedroom and 2-bathroom condo just a stroll away from all of San Vicente's boutiques, markets, restaurants and Sunday farmer's market. Gorgeous dark walnut floors. Updated kitchen opens to dining and living area with a private patio. Sizeable master bedroom with walk-in closet. Generous second bedroom. Amenities include: sunny pool/spa, rooftop deck, all in a gated secured complex in an award-winning school district. A condo you do not want to miss!

MLS#19-457620
Dan Urbach 310.360.5096
THE AGENCY

www.12115SanVicente106.com

823 S BUNDY DR #104		Open	11-2	rev
\$2,789,000	4+4	4sty-SPANISH		



STAYCATION SETTING

With an unparalleled open floorpan, this tranquil retreat affords a sunny, bright home base. The home opens into an office space to the right of the foyer. To the left, a family room flows to an adjoining dining area. Featuring a private elevator that services all levels, the foyer opens to the kitchen & an additional living space with glass doors leading to a backyard patio. The home's third level opens to two beds & the master which flaunts vaulted ceilings, a fireplace, its own balcony.

MLS#19-464532
SMITH & BERG 310.500.3931
COMPASS

823bundy.com

06 Brentwood *Lease*

65 OAKMONT DR		Open	11-2	NEW
\$21,000	4+4	CONTEMPORARY		



STUNNING BRENTWOOD PARK FURNISHED LEASE

Stunning gated home located in prime Brentwood Park on one of the most exclusive and desirable residential streets, Oakmont Drive. This hillside property is situated privately behind gates, down a long secluded driveway and offers breathtaking views of Mandeville Canyon and the Santa Monica Mountains from every room. The feeling of a boutique hotel set among the trees. Turn-key, ready to move-in and offered fully furnished.

MLS#19-454714
Brandon Assanti 310.948.5559
RODEO REALTY

Available Immediately!

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

2491 PURDUE AVE #109		Open	11-2	NEW
\$500,000	1+1	CONTEMPORARY		



Westside 1 bed 1 bath Condo. 2 sun-filled patios with floor to ceiling sliding glass doors. Central A/C + Heat + fireplace + 2 ceiling fans. Travertine marble floors, countertops, kitchen, and bathroom. All stainless steel appliances. In-unit laundry closet with storage, shelves + full size stackable washer and dryer. City view rooftop deck + hot tub. 2 gated tandem parking. Close to Expo stop, freeways, nightlife, and restaurants.

MLS#19-467370
Eden I Smirnov Group 818.915.6612
SOTHEBY'S INT REALTY

Washer/Dryer, Dishwasher, Fridge, A/C

08 Cheviot Hills - Rancho Park *Single Family*

10566 TROON AVE		Open	11-2	NEW
\$3,695,000	4+4	2sty-CRAFTSMAN		



A ONE OF A KIND PROPERTY WITH AWE-INSPIRING VIEWS!

Perfectly perched on coveted Troon Ave this extraordinary home was masterfully crafted w/the finest of finishes. Main level provides a perfect open floor plan boasting a formal LR w/detailed moldings, custom built-ins & stone fireplace leading to an impressive chef's kitchen. With soaring wood-beamed, vaulted ceilings, master suite provides a magnificent en-suite bath. Outdoor space w/resort style grounds features a sparkling pool, lushly landscaped lawns & stone patios perfect for entertaining!

Rory Posin/Kristian Bonk 310-839-8500
RE/MAX WEST LA

www.RESULTSRealEstateGroup.com

09 Beverlywood Vicinity *Single Family*

9767 MONTE MAR DR		Lunch	11-2	NEW
\$3,895,000	5+6	2sty-CONTEMPORARY		



WWW.BEVERLYWOODDREAM.COM


Meticulously crafted contemporary home located in the heart of the Beverlywood HOA. Newly built in 2017, this rich in limestone porcelain home offers high end custom finishes in a great entertainment ready open floor-plan. This is arguably by far one of the nicest new constructions in Beverlywood with no expenses spared. The luxurious master retreat has an incredible walk in closet and a spa like master bath with a steam shower, gorgeous bath tub and state of the art UV sauna. Welcome home.

MLS#19-467386
Vangelis Korasidis 310-247-1500
COLDWELL BANKER BH

www.BeverlywoodDream.com

TUESDAY

2500 BEVERWIL DR		Lunch	11-2	NEW
\$3,795,000	4+5	2sty-MODERN		



MODERN WARMTH REDEFINED

Modern Warmth Redefined. Finest materials & craftsmanship are joined to create this beautifully designed 4BD/4.5BA home. Features floating staircase & glass railing. High-end finishes include custom white oak cabinetry w/ Caesarstone counters. Custom interior doors, stainless steel appliances & RH lighting. 16' retractable door opens living area to resort-like yard w/ pool/spa. Sumptuous master suite w/fireplace, balcony, walk-in closet, soaking tub & rain shower. Voice activated smart home.

MLS#19-467206
Lee Ziff 310-991-3977
KELLER WILLIAMS BH

BBQ,Dshwshr,Dryer,Frzr,Grbg Disp

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



BEAUTIFUL ARCHITECTURAL 4-BEDROOM INCLUDING GUEST HOUSE

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

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

MOTIVATED SELLER -Highly Valuable WDR3C*

2014 HILLSBORO AVENUE		Open	11-2	NEW
\$2,099,000	3+2.5	1sty-TRADITIONAL		




SPACIOUS BEVERLYWOOD TRADITIONAL ON APPROX 7000 SQFT LOT

Spacious 3BR+2.5BA Traditional situated on approx 7000 sqft lot & move-in ready! If more room is needed, property includes plans w/permit for expansion to create open fir plan w/2500 sqft home. Existing house features elegant LR, huge family rm that overlooks backyard, kitchen w/lrg eat-in area. Ensuite master w/sliders out to expansive open patio & grassy yard. Beautiful hrwd flrs, central HVAC & detached 2-car garage. Great neighborhood & close to BH, Century City & Pico/Robertson shops.

MLS#19-466032
Jeremy Ives (310)858-1902
COMPASS

Blt-Ins,Dshwsher,Micro,Rng/Ovn,Other

7613 DE LONGPRE AVE		Open	11-2	rev
\$1,495,000	3+2	CALIFORNIA BUNGALOW		



CHARMING WEHO BUNGALOW

Private gated sanctuary in the heart of Hollywood! 3BR/2BA bungalow boasts 1,352 Sqft. Restored in 2013 by the boutique design firm Better Shelter. Dramatic main living area is open concept w/vaulted ceilings & dark hardwood floors. Wood burning fireplace. Lg vaulted master w/skylight & custom built-ins. Yard is beautifully landscaped w/a spa. Detached 1 car garage/driveway has 4 spaces. WEHO & Spaulding Square adjacent. Walk to Pikey Bar, Chateau Marmont, Bristol F, Trader Joe's,Runyon Canyon!


MLS#19-454832
Jack Faulkner 9176266439
KWLF

Jackfaulkner@kw.com

10 West Hollywood Vicinity *Single Family*

10 West Hollywood Vicinity *Condo / Co-op*

717 N FULLER AVE		Open	11-2	NEW
\$2,395,000	4+4	MODERN		



MELROSE VILLAGE RENOVATED MODERN HOME W/ POOL ON 8,000+ LOT!

Extensively Renovated Modern Home boasting over 3,000 square feet on one level. 4 bedrooms, 3 bathrooms, remodeled open kitchen, large great room, double sided fireplace, formal dining room, laundry room, pool/spa, tropical style backyard beautifully landscaped. Hardwood floors, attached direct access 2 car garage, gated property. Moments to the Grove, West Hollywood, Trader Joes, Poinsettia Park, Sprouts, and all of the best shopping, dining, and entertainment in LA!

Jimmy Martinez 323-377-0548
COMPASS BH

www.HousesinLA.com

817 N ALFRED ST, UNIT 302		Open	11-2	NEW
\$1,350,000	2+3	3sty-CONTEMPORARY		

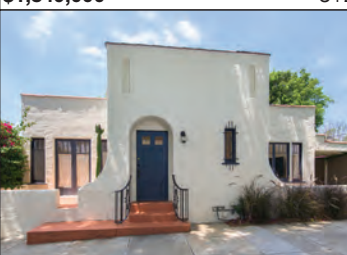


LUXURY PENTHOUSE-STYLE CONDO IN THE HEART OF WEST HOLLYWOOD

This is the largest unit at 817 N Alfred Street and the most sought-after floor plan in the building. Just seconds away from the bustling boutiques and coffee shops of Melrose Place, this stunning penthouse-style unit boasts luxurious, modern finishes throughout and breathtaking views of the Hollywood Hills from every room. The oversized master features a large walk-in and European wet-room rain shower, and the second bedroom features floor to ceiling windows and an en-suite.

Jonathan London 310.634.2812
COMPASS

1039 HAVENHURST DR		Open	11-2	NEW
\$1,849,000	3+2.75	SPANISH		



RARE OPPORTUNITY IN PRIME WEST HOLLYWOOD

Charming Spanish side-by-side duplex on a generous lot in a prime location. Both sides delivered vacant! Can easily be 1 single family home, a duplex, or development opportunity. Private, gated driveway with ample parking. Each unit has its own backyard. A separate studio space in the backyard could be an office, gym, or art studio. Ideal for owner user, investor, or developer. An exceptional offering with multiple income-generating possibilities! Walking distance to restaurants and shops.

Sara Berger 310-344-7970
WEA

805 N ALTA VISTA BLVD #1		Open	11-2	NEW
\$1,175,000	2+2.5	CONTEMPORARY		




STUNNING DESIGNER TOWNHOUSE IN PRIME MELROSE VILLAGE

Open, airy & bright front unit with spacious main level living and dining space - soaring ceilings, fireplace, dining rm, chic powder rm. Generous kitchen w/granite, SS apps, eat-in kitchen. Expansive & convertible 3rd bedrm or office/den loft space. Bedroom level features master ste w/luxe bath & balcony; lrg guest rm w/walk-in closet; stylish full bath & separate laundry rm. Vast rooftop deck w/outdoor living space & city views. Tasteful & refined - Choice unit in A+ location close to it all.

MLS#19-466414
Sarah Howard 310.428.5263
COMPASS

805AltaVista1.com

1001 N CRESCENT HEIGHTS BLV		Open	11-2	NEW
\$1,799,000	4+3.5			



RARE BENTO BOX HOME

The RAREest in the bento box 5 community. This 3 BD, 3.5 BA home has unique custom details, bold artwork, & effortless combo of modern, but comfortable design. Open floor plan has a living room, dining room, & kitchen w/ SS appliances. All BDs have en-suite BAs. Home has a fenced in parlor patio, living area balcony & penthouse suite w/ doors that slide into the walls for an indoor/outdoor experience w/ a fireplace. Home is just blocks away from West Hollywood's best restaurants & nightlife.

Micah Blyckert 424-653-6457
COMPASS

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

1249 N FORMOSA AVE		Refresh.	11-2	NEW
\$1,149,000	2+2.5	3sty-CONTEMPORARY		



LUXURY TOWNHOUSE WITH EXPANSIVE VIEWS

3 story luxury townhouse in heart of West Hollywood. Offering 10ft ceilings, wide plank oak floors, Caesarstone counters, Bertazzoni appliances, Akerman double pane windows & 3 outdoor spaces including private rooftop with views from Hollywood Hills to DTLA. 1 car garage opens to perfect home office. 2nd floor with spacious living area & wrap-around deck. 3rd floor with sunlit master, stone bath & walk-in closet with custom built-ins. Secluded rooftop terrace with ss grill & mini fridge.

MLS#19-461138
RED Real Estate Group 310-276-6656
KW LARCHMONT

www.1249Formosa.com

TUESDAY

1345 N HAYWORTH AVE #311	Open	11-2	NEW
\$789,000	2+2	MEDITERRANEAN	




LIGHT FILLED AND INVITING!

This prime top floor unit in an authentic 1929 Mediterranean building exudes original character and charm. With both North and East exposures, it is light and bright with beautiful views of the Hollywood Hills to the North and treetops to the East. The unit has an excellent floor plan and features a gracious entry foyer, beautiful hardwood floors and a wood burning fireplace. The updated kitchen has a window to the view, new stainless-steel appliances and White Quartz Counters.

MLS#19-466474
Eric Lowry 2135070950
COLDWELL BANKER RESI

Bit-Ins,Grbg Disp,Intrcm,Rng/Ovn,Fridg

11 Venice	Single Family		
634 BROOKS AVE	Refresh.	11-2	NEW
\$5,980,000	7+6	CONTEMPORARY	



REMARKABLE VENICE RETREAT WITH GUEST HOUSE & ROOF DECK

The unparalleled level of quality & design by the Hoff-Genoist design team is apparent in every detail of this spectacular home. From the solid walnut floors to the live-edge bar, the architectural staircase & designer fixtures, this house is truly exceptional. The main house has 5 bedrooms & 4 1/2 baths, seamless indoor-outdoor living & a huge rooftop deck. The guest house has 2 beds & 1 bathroom & is flooded with natural light & possibilities. Walking distance to Abbot Kinney & the beach.

MLS#19-441058
Jalda Hoff 310-488-9494
THE BLUEWAVE GROUP

Guest House, Roof Deck

9000 CYNTHIA ST #406	Open	11-2	red
\$1,250,000	1275000	3+3	



HUGE PRICE REDUCTION! STUNNING PENTHOUSE IN PRIME WEHO

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

MLS#19-444448
Hendrick/Javid 3232517883
KW HOLLYWOOD HILLS

Dshwshr,Washer/Dryer,Grbg Disp,Hood Fan,

2218 GRAND CANAL	Open	11-2	NEW
\$5,625,000	3+4	ARCHITECTURAL	



VENICE CANALS ARCHITECTURAL TROPHY PROPERTY

Located on a corner lot, this home has been completely renovated from the ground up. The bright & airy floor plan features walls of glass throughout, Chef's kitchen, and the largest rooftop deck in the Canals. The 2nd level features the master suite with walk-in closet & bathroom with marble countertops, dual sink vanity, a rainfall shower & soaking tub, and 2 additional bedrooms & baths. The 3rd level features a wet bar & the astounding rooftop deck with panoramic views of the Venice Canals.

Juliette Hohnen 323.422.7147
DOUGLAS ELLIMAN

Co-listed w/ Mark Kitching 310.902.0221

1121 N OLIVE DR #305	Open	11-2	red
\$799,000	2+2	CONTEMPORARY	



TOP FLOOR W/VIEWS-BEST VALUE IN WEST HOLLYWOOD AT \$521/SF!

This top-floor unit with views is priced for a quick sale. Enjoy fantastic southern exposure, beautiful updated floors, skylights in both bathrooms, smooth ceilings, recessed lighting, large terrace, remodeled baths, abundant closet space, and extra large bedrooms. This is arguably the best unit in the building and is convenient to the elevator and side by side parking. Pool. Laundry room is in garage area. Olive is only 2 blocks long with Sunset to the north & Santa Monica to the South.

MLS#19-463488
Allie Riley | M.Collins 3104674567
COLDWELL BANKER BH

RileyandCollins.com

2415 EASTERN CANAL	Open	11-2	NEW
\$3,999,000	2+3	3sty-CONTEMPORARY	




CONTEMPORARY GEM ON THE CANALS

This sophisticated architectural canal-front home with rare east, west and north south canal facing views was originally designed by Carl Day and has been featured in Architectural Digest. In addition to having one of the best view lots in the canals, this modern home is a jewel box of natural light. The open loft-like living features two bedrooms, three bathrooms, communal areas for entertaining, and views from every room. This house encompasses California living with its casual Venice roots.

Nick Sandler 310 924 5275
THE AGENCY

10 West Hollywood Vicinity *Income*

1033 N LA JOLLA AVE	Open	11-2	NEW
\$2,199,000	2sty-SPANISH		




FANTASTIC OPPORTUNITY IN THE HEART OF WEST HOLLYWOOD!

A peaceful courtyard welcomes you to this classic 1928 Spanish Triplex that has been renovated and updated for the 21st Century while maintaining its original charm. The front house 2 Bedroom/2 Bathroom units are open, light, bright, and spacious with hardwood floors. Both units feature a private balcony or deck, have been renovated which includes recessed lighting, new flooring, new plumbing, and new electric. French doors off the downstairs unit open to the serene landscaped backyard.

Melanie Sommers 310-418-0343
COMPASS

Bit-Ins,Dshwshr,Dryer,Rng/Ovn,Fridg

1137 INDIANA AVE	Open	11-2	NEW
\$2,400,000	4+3	2sty-TRADITIONAL	




LOOK NO FURTHER.

An open floor plan abounds throughout, flowing from the first level bedroom & into the great room with a fireplace, lined with floor-to-ceiling glass sliding doors. Adjoining this space is the kitchen, replete with premier finishes, state-of-the-art appliances, Calacatta countertops & an adjacent dining area. Just beyond lies an outdoor haven, complete with BBQ, lounge & yard. On the home's second level is a living area & three bedrooms, including the master with ample closet space & bath.

MLS#19-450496
SMITH & BERG 310.500.3931
COMPASS

1137indiana.com

418 RIALTO AVE	Open	11-2	NEW
\$2,150,000	3+2	CALIFORNIA BUNGALOW	



1908 RESTORED AND EXPANDED VENICE BUNGALOW

Compact, high open ceilings, single level, center floor plan house; including its playfully converted useable attic, has every space realized to its fullest potential. Three bedrooms, including a luxurious master suite, flooded by natural light are separate & private. The adjacent outdoor shower accentuates the Venice Beach lifestyle & transitions into the back section of this oasis to a separate converted studio space open to the gardens, plus parking.

MLS#19-467222
Frank Langen 310-230-0195
DEASY PENNER PODLEY

homeasart.com

OPEN HOUSE STATUS

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

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

TUESDAY

434 VENICE WAY		Refresh.	11-2	NEW
\$1,595,000	2+2	1sty-CONTEMPORARY		



MODERN VENICE BUNGALOW CLOSE TO ABBOT KINNEY & BEACH

Come enjoy cool ocean breezes in this sleek and light-filled modern 2BR/2BA bungalow in the heart of Venice & Silicon Beach. WALK to the beach, Venice Canals, Hama Sushi and Abbot Kinney. Completely reimagined in 2010, this home features dark walnut floors, all-stainless kitchen w Bosch fridge & dishwasher, Bertazzoni gas range, marble backsplash, engineered white countertops. Hard-wired speakers in living/dining rooms. Dual-paned windows and sliders. CA Closets. Your mini compound awaits.

MLS#19-464944
Henry Dodge 310.487.0835
HD PROPERTIES, INC. Dshwshr,Dryer,Frzr,Grbg Disp

480 S VENICE BLVD		Refresh.	11-2	red
\$2,495,000	2590000	3+3 3sty-CONTEMP MED		




VENICE BEACH, CANALS & ABBOT KINNEY AT YOUR DOORSTEP !!!

Amazing DesignHAUS24 remodel incorporates the edgy vibe of Venice with an open airiness of the nearby beach. A dramatic custom-designed bookcase and sprawling light installation highlight the open layout of the home. Enjoy lush plantings + swim spa on the hidden terrace. Capturing the essence of outdoor California living & a look of the Venice Canals that border the home, the rooftop deck with built-in kitchenette + colorful potted plants is a great backdrop for both relaxing & hosting parties.

MLS#19-442476
CJ Cole 310.773.6945
BULLDOG REALTORS <https://venicedigs.com/480-s-venice-blvd>

702 CRESTMOORE PL		Open	11-2	red
\$2,125,000	2195000	3+2		



RECENTLY REDUCED CHIC OASIS IN THE HEART OF VENICE

Open floorplan, highlighted by grand windows & sliding glass doors perfect for indoor/outdoor living. Cozy living room centered by a white fireplace. Gourmet kitchen w/ss appliances & breakfast bar. Master w/large windows, walk-in closet & more. Features tasteful designer touches, well-appointed guest rooms, lux baths, hardwood floors & full guest house w/kitchenette. Peaceful and spacious backyard with ample space surrounded by lush greenery. Only blocks from the beach & Abbot Kinney!

MLS#19-450314
SF Jones/ KPerkins 310.579.2200
COMPASS 702Crestmoore.com

1118 MARCO PL		Refresh.	11-2	rev
\$2,348,000	4+3			



MODERN ELEGANCE MEETS WHIMSICAL VENICE CHARM

Built by Thomas James Homes, this brand new home has been professional designed, hand crafted to fit your needs & comes w/a full 10 year new home warranty. Step into this Modern Farmhouse & be greeted by warm wide-plank French Oak hardwood floors in the spacious great room. A focal point of the open great room is the gourmet chef's kitchen w/new stainless steel appliances & a large island w/a built-in sink & plenty of seating & storage.

MLS#19-459318
Penny Muck 310-907-6517
HALTON PARDEE www.HaltonPardee.com

11 Venice *Condo / Co-op*

1113 ELECTRIC AVE, UNIT 8		Open	11-2	NEW
\$1,795,000	1+2	ARCHITECTURAL		



LOFT BY ABBOT KINNEY

Exquisitely designed, contemporary tri-level loft in prime Venice location steps from the beach & Abbot Kinney's finest shops/restaurants! Experience the true Venice lifestyle & soak in the 360~ views from the sun drenched roof-deck. This live/work space features soaring 20 ft. ceilings, polished concrete & wood floors, a custom gourmet kitchen & high-tech home automation features, large private 2-car direct access garage & laundry area. This loft has everything you need for easy Venice living!

MLS#19-459720
Diana Braun 310-866-5039
COMPASS LIVE, WORK, PLAY

12 Marina Del Rey *Single Family*

32 FLEET ST		Open	11-2	NEW
\$3,450,000	3+3	ARCHITECTURAL		



STUNNING WALK STREET ARCHITECTURAL WITH GUEST HOUSE

Spectacular steel, concrete, wood and floor-to-ceiling glass windows in living room, open floor plan, private top floor master suite, outdoor shower, 2 car garage + additional parking, stunning roof deck with stainless steel fireplace and ocean and mountain views. 1 bed guest cottage included- endless opportunities for work space, income, guests or development. Effortless access to the grace and beauty of the beach in one direction; perfect distance from great shops, bars, restaurants in another.

MLS#19-464416
Lauren Lambert 310.866.7540
COMPASS www.32fleet.com

4582 ALLA RD		Refresh.	11-2	NEW
\$1,865,000	3+2.5	1sty-ARCHITECTURAL		



EASYGOING ELEGANCE IN THE HEART OF DEL REY

Welcome home to peace & tranquility in an architectural gem located in the heart of Del Rey. This single-story home sits on an expansive lot, surrounded by flourishing vegetation including a raised-bed food garden. The open, spacious floor plan is decorated with soothing colors that embody the stylish yet comfortable vibe. Gorgeous hardwood floors & an abundance of natural light are carried throughout this 3 bedroom, 2.5 bathroom home.

MLS#19-463826
Penny Muck (310) 266-9946
HALTON PARDEE www.HaltonPardee.com

12 Marina Del Rey *Condo / Co-op*

4141 GLENCOE AVE, UNIT 410		Lunch	11-2	NEW
\$835,000	1+2			



PERFECT MODERN 1BD/2BA LOFT IN MARINA DEL REY

Modern industrial 1 bed+den/2 bath corner loft with lots of natural light. Open flex space floor plan, polished concrete floors, floor to ceiling sliding glass doors leading out to a private balcony. In addition this property has sophisticated alarm system/cable/wi-fi/telephone wiring hidden in the walls, in unit washer & dryer with flood stop, remote controlled motorized 2 stage blinds. Ample guest parking, gym, courtyard with BBQs and fire pit, secure gated parking and controlled access.

MLS#19-4595891
Oxana Navrotskaya 3107795891
KW SILICON BEACH 1BD/2BA, Balcony, Viking App, Alarm

13 Palms - Mar Vista *Single Family*

3710 MEIER ST		Open	11-2	NEW
\$2,595,000	5+4	TRADITIONAL		



CUSTOMIZE + MAKE THIS BRAND NEW HOME YOUR OWN

Built by Thomas James Homes, this brand new home has been professionally designed, hand crafted to fit your needs & comes w/ a full "10 Year New Home Construction Warranty" included. Magnify that by a next level experience that offers you the ability to customize anything you want at the home up to a total value of \$100,000 - from the installation of sparkling pool for summer to building out closets w/ California Closets to fencing the front yard & adding hardwood floors throughout.

MLS#19-459720
Eric Hass 310-597-2131
DOUGLAS ELLIMAN OF C BBQ,Dshwshr,Hood Fan,Rng/Ovn,Fridg

TUESDAY

3740 STEWART AVE	Refresh.	11-2	NEW
\$2,595,000	5+4	2sty-CAPE COD	



STUNNING CAPE COD

Set on a generous size lot on one of Mar Vista's most coveted streets, this newly constructed two-story Cape Cod styled home will capture your heart! With 5 bedrooms and 4 baths, including a sumptuous Master suite with vaulted ceilings, a fireplace, walk in closet, has ample room for today's active family. The spacious living, kitchen and dining rooms open to the verdant backyard w/built in BBQ, creating an entertainer's paradise.

Madelaine Kolisnyk 310.869.1712
POWER BROKERS INTERN
www.madelainek.com

13 Palms - Mar Vista Condo / Co-op

11831 AVON WAY #301	Open	11-2	NEW
\$899,000	3+3		



STYLISH CULVER CITY ADJACENT HOME

Enter the secure building & take the lift to access this spacious 3 BD, 3 BA unit. An open layout accommodates the kitchen, dining & living room. The master bedroom is ensuite and features a large walk-in closet. In unit, laundry is conveniently located off the hallway & close to the bedrooms. Two tandem parking spots with an additional storage area complete the package. Contact us to schedule a private showing!

MLS#19-466494
Sherri Noel
KELLER WILLIAMS-SANT
Dshwshr, Micro, Rng/Ovn, Fridg, Wshtr

3320 CABRILLO BOULEVARD	Open	11-2	NEW
\$1,649,000	3+2	1sty-TRADITIONAL	



LIGHT & BRIGHT IN DESIRABLE MAR VISTA!

Charming traditional with original details as well as upgrades throughout! Amazing natural light flows throughout the spacious floor plan complete with a fireplace. Great backyard perfect for entertaining. Separate laundry room as well as plenty of storage. Prime location central to all of The Westside!

MLS#19-467330
Steve Sawaii 310.261.3777
COLDWELL BANKER RESI
Dshwshr, Grbg Disp

14 Santa Monica Single Family

261 18TH ST	Open	11-2	NEW
\$5,300,000	5+3	2sty-TRADITIONAL	



REMODELED TRADITIONAL HOME IN GILLETTE'S REGENT SQUARE

On the coveted 18th St in Gillette's Regent Square, sits this impeccable, remodeled traditional home. Chefs kitchen opens to family rm, both w/ wall of drs opening to the park-like backyard. Main flr w/ bedrm, ¾ bath & front-facing living rm w/ a fp & bay window. The upper flr w/ master suite w/ a bath to-die-for & huge walk-in closet. 3 family bedrms up. Backyard w/ spa w/ water cascading into pool. Completing the backyard is a firepit made for smores. Franklin Elementary School district.

Kate Bransfield 310.395.1133
COLDWELL BANKER
Stove, fridge, washer & dryer

11900 WESTMINSTER PL	Open	11-2	rev
\$5,450,000	5+6	ARCHITECTURAL	




UNIQUE ARCHITECTURAL IN PRESTIGIOUS NEIGHBORHOOD

This is a one of a kind architectural home located in a prestigious neighborhood - minutes from the beach, walking distance to popular Mar Vista markets and shops, yet secluded on a private cul-de-sac. Situated on over a 1/4 acre lot, this home offers unobstructed views of Downtown LA and the Santa Monica Mountains.

MLS#19-455552
Kerry Ann Sullivan 3109076517
HALTON PARDEE
www.HaltonPardee.com

11473 BIONA DR	Open	11-2	rev
\$3,295,000	5+6	MODERN	



A REALLY SPECIAL "ONE OF A KIND" CUSTOM HOME

A really great design contoured to a large irregular size lot makes this a terrific home for entertaining, family, privacy and conversation. Architecturally subtle but really encompassing all elements of natural light, volume and air flow with lots of windows and sky lights to bring the outdoors in. 5 bedrooms, 6 bathrooms including a great downstairs guest bedroom which doubles as an office. 2 fireplaces, nice wood finishes, fabulous master suite with balcony.

MLS#18-405864
Ron Wynn 3106211772
COLDWELL BANKER RESI
Rng/Ovn, Fridg

2307 ASHLAND AVE	Open	11-2	NEW
\$2,995,000	5+6	MEDITERRANEAN	




CONTEMPORARY MEDITERRANEAN

Contemporary Mediterranean custom built home in highly sought after Sunset Park. Lifestyle Center is an enormous Kitchen/ Family Room with Central Island for entertaining or casual dining. Large office/den, inviting traditional living room with a fireplace, dining room and separate entry bedroom and bathroom ideal for guests. Four additional ensuite bedrooms upstairs, including a glamorous master with a walk-in-closet, fireplace, and spa like marble bath. This is undeniable artful living!

MLS#19-464680
Barragan & Reid 310-663-3676
DOUGLAS ELLIMAN

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




"STANDING OVATION" HOME ON BEETHOVEN

Private and permitted guest quarters/ADU with rent potential of \$30K per year. Comes with a newly renovated 3 bedroom 2 bath home. A nice open floor plan with hardwood floors, new kitchen with waterfall center island, new appliances & master with ensuite bathroom & a generous sized walk-in closet. The detached Accessory Dwelling Unit (permitted and rentable guest house) has a separate address, mailbox & electrical panel along with washer/dryer hook ups & its own private outdoor experience.

MLS#19-441604
Paul Wylie 323-515-9585
LAMERICA REAL ESTATE
Dshwshr, Frzr, Grbg Disp, Micro, Range/Oven

1517 BAY STREET	Open	11-2	NEW
\$1,695,000	3+2	1sty-TRADITIONAL	



CHARMING TRADITIONAL IN COVETED SUNSET PARK!

Open floor plan with plenty of natural light flowing through in every room. Custom built in cabinets as well as wood floors. Upgrades throughout with original character. 2-car detached garage. Additionally, a duplex next door is also for sale which you may purchase with or without this property.

MLS#19-466930
Steve Sawaii 310.261.3777
COLDWELL BANKER RESI

TUESDAY

127 HOLLISTER AVE	Open	11-2	rev
\$6,750,000	3+4	CONTEMPORARY	



SANTA MONICA'S FINEST

A rare offering on the front row of Ocean Avenue, 1 of only 8 single-family residences. For more information, please visit www.127Hollister.com

MLS#19-456890	
J. Huchel Drew Fenton	310.858.5474
HILTON & HYLAND	
	DrewFenton.com

535 OCEAN AVE #1C	Open	11-2	NEW
\$1,559,000	1+1	CONTEMPORARY	



OCEAN AVENUE RESIDENCE

Natural light and ocean breezes fill this contemporary one-bedroom residence located in the prestigious Oceanaire building designed by world-renowned architect A. Quincy Jones. This luxurious condominium features an open floor plan with walls of glass, wood floors, and floor-to-ceiling sliding doors. Relax or dine alfresco on the expansive and private patio that epitomizes California living. Additional features includes en suite laundry, two designated parking spaces, and a storage unit.

MLS#19-466510	
Chris Hicks	310-980-7980
THE AGENCY	
	www.535ocean1c.com

2316 32ND ST	Open	11-2	rev
\$1,750,000	2+3	TRADITIONAL	




WARM AND TRADITIONAL SANTA MONICA BUNGALOW

Set back on a quiet street, This home is framed by a cool canopy of greenery and mature landscaping. Boasting 2 bedrooms and 2 bathrooms, this home is replete with light and airy living spaces with wood floors, recessed lights, and a romantic brick fireplace. French doors open onto the charming outdoor sanctuary designed with privacy, tranquility and alfresco dining in mind. Enjoy quintessential Santa Monica living just moments from the finest shopping, dining, and entertainment.

MLS#19-463664	
Susan Smith	310.415.5175
HILTON & HYLAND	
	SusanSmithRealty.com

1534 17TH ST #205	Open	11-2	NEW
\$1,465,000	1+2	ARCHITECTURAL	NEW



NEW LISTING | TOP FLOOR SM ARTIST'S LOFT

Contemporary, top floor artist's loft in the heart of Santa Monica. Designed by Pugh + Scarpa, the loft features soaring, exposed steel beam ceilings, polished cement floors, floor-to-ceiling windows, a well-appointed kitchen, & gas fireplace. A large patio faces southwest, providing exposure to the sun. The bedroom boasts an expansive en suite bathroom w/separate bath & shower. The secure garage features two side-by-side parking spaces. Just moments from the Expo Line & Downtown Santa Monica.

MLS#19-463650	
E. Puro/R. Puro	310-418-5427
DOUGLAS ELLIMAN	
	Refrigerator, Stove, Washer/Dryer

1411 HILL ST	Open	11-2	bom
\$3,995,000	5+5	MODERN	



AN ARCHITECTURAL GEM WITH VIEWS

Classic, clean lines, glass and steel construction with an amazing indoor/outdoor flow for entertaining. Two stories with large roof deck and panoramic views. Features include Lutron lighting, automatic and manual shades, solar power and surround sound. There is a total of 5 bedrooms and 5.5 baths. Downstairs you are greeted by volume and open space entering to a naturally lit great room and gourmet kitchen with top quality appliances.

MLS#19-467382	
Ron Wynn	3106211772
COLDWELL BANKER RESI	
	Dshwshr,Dryer,Grbg Disp,Hood Fan,Micro

1705 OCEAN AVE #206	Open	11-2	NEW
\$1,249,000	1+2	CONTEMPORARY	




EXPERIENCE OCEAN AVENUE LIVING

Close to Santa Monica beach pier, this one bedroom condominium was built by award winning developer Related, in conjunction with renown architects, Marmol Radziner. The kitchen has quartzite counters, oak cabinetry & Thermador stainless steel appliances. There is a park-facing terrace off the large living room & master bedroom. There is a 24 hr concierge, a private storage locker, 2 car underground parking & fully equipped fitness center.

MLS#19-467128	
SMITH & BERG STADLER	310.500.3931
COMPASS	
	waverly206.com

14 Santa Monica Condo / Co-op

125 PACIFIC ST #1	Open	11-2	NEW
\$2,499,000	3+3	ARCHITECTURAL	



ARCHITECTURAL TOWNHOUSE

Timeless Architectural corner,south facing,townhouse constructed of glass & stucco.The structure is part of nine townhomes designed around a congenial entry close to the sand, sea & buzz of Main St.The cooks kitchen opens to living,dining & family areas.The spaces are ordained with concrete flooring & walnut cabinets.The second level offers a luxurious master suite plus 2 add'l bedrooms.Roof top deck offers a space for outdoor eating while enjoying views of the ocean & mountains. 2-car garage.

MLS#19-462320	
Frank Langen	3109633891
DEASY PENNER PODLEY	
	homeasart.com

2960 NEILSON WAY, UNIT 302	Open	11-2	NEW
\$1,189,000	1+2	1sty-TRADITIONAL	



OCEAN VIEW @ SEA COLONY II

Such an amazing opportunity to own this 3rd floor residence at the Sea Colony II in Santa Monica with a wonderful patio that allows you to sit back and capture the glorious straight-on ocean view. This large 1-bedroom, 2-bathroom unit features hardwood floors, fireplace in living room, in-unit laundry, a cozy sitting bar and an office nook. Best location to be close to what Santa Monica/Venice have to offer including the bike path, shops & restaurants on Main Street and the Santa Monica Pier.

MLS#19-467128	
Rick Ojeda	310-902-7676
COMPASS	
	View View View

1755 OCEAN #705	Refresh.	11-2	NEW
\$2,195,000	1+1	CONTEMPORARY	




THE GEM OF OCEAN AVE.

Urban coastal living and luxurious amenities come together at the highly sought after and prestigious Seychelle on Santa Monica's famed Ocean Avenue. This unit maximizes living space and privacy. Ocean views are seen from Master bedroom and balcony. 1 bedroom, 1 bath, impressive open kitchen/living/dining great room with Ocean View balcony. The stunning Owners lounge/rooftop offers breathtaking views, heated salt-water pool, Jacuzzi, entertainment lounge w/full kitchen, bar, fireplace,

MLS#19-465070	
Mary Cronin	310-633-4257
COLDWELL BANKER RESI	

930 CALIFORNIA AVE #101	Open	11-2	NEW
\$995,000	2+2	1sty-CONTEMPORARY	



FANTASTIC VALUE/NO.OF WILSHIRE/9 BLOCKS TO BEACH!

Spacious 2bed 2 ba.one level. Pristine condition. Hardwood floors throughout, new bathroom cabinets, breakfast bar in kitchen perfect for morning coffee. Separate dining room which opens to a large patio for outdoor relaxing and entertaining. Oversized master suite with a walk in closet outfitted with custom drawers and organizers. Central air and heat, full size washer dryer in unit. 2 car side by side parking/gated. Building has earthquake insurance. Upside potential awaits the savvy buyer.

MLS#19-467226	
Andrew Thurm	310.345.2661
COLDWELL BANKER RESI	
	Dshwshr,Dryer,Elvtr,Frzr,Grbg Disp,Other

TUESDAY

1148 17TH ST #5	Open	11-2	NEW
\$899,000	2+2	CONTEMPORARY	




TWO MASTERS + TWO SXS PARKING + LINCOLN AND FRANKLIN!

North of Wilshire townhouse in a prime corner-position with three walls of windows with loads of natural light and ocean breezes. Two bedrooms both with en-suite baths and walk-in closets. Remodeled kitchen, baths, hardware and newer Andersen brand windows throughout. Two side by side parking spaces, extra storage space, inside laundry allowed. Nearby popular shops and restaurants. Coveted Franklin and Lincoln School District.

MLS#19-467130
Simon Salloom 3107498686
COLDWELL BANKER RESI

Dshwshr,Rng/Ovn

1705 OCEAN AVE #106	Open	11-2	red
\$1,695,000	1+2	CONTEMPORARY	



THE GEM OF OCEAN AVE.

Modern Elegance in this Fantastic one bedroom WITH DEN Unit located at the exclusive Waverly Complex! 2 floor unit for the ultimate privacy.excellent living space with an open Kitchen, designed by Marmol Radziner appointed with quartzite counters, oak cabinetry and Thermador SS appliances; master with large walk in closet and spa like bath with separate tub, stall shower. Additional features include: Washer and Dryer in unit, fully equipped fitness center, concierge at Lobby, Sunset views

MLS#19-432968
Mary Cronin 310-633-4257
COLDWELL BANKER RESI

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

2045 4TH ST, UNIT 201B	Open	11-2	NEW
\$675,000	1+1	CONTEMP MED	



PACIFIC BAY CHARM

Relaxing Ocean Park condo close to Santa Monica Pier and 3rd Street Promenade. Well maintained complex with many places to enjoy the scenery and the pool/spa area. Covered parking for one car. Enjoy the outdoors and ocean breeze with a close walk to Starbucks, the Farmers Market and beach.

Jerel Taylor 310-795-1895
SOTHEBYS INTL REALTY

Dishwasher, Range/Oven, Refrigerator

1705 OCEAN AVE #501	Open	11-2	rev
\$5,995,000	3+3	CONTEMPORARY	



OCEAN AVENUE'S FINEST RESIDENCE

Welcome to the crown jewel of Ocean Avenue's newest and best residence, The Waverly at Ocean Avenue South. This stunning front facing corner 5th floor unit features the buildings best ocean views from every single room and includes an outdoor patio that wraps around the entire unit. Designed by award winning Marmol Radziner and being sold fully furnished. Unit has electronic shades in every room and its own Tesla charging station in the garage. Building amenities include 24 hr doorman/concierge.

MLS#19-460214
David & Anna Solomon 310.279.7759
THE AGENCY

www.1705OceanAve.com

1014 6TH ST, UNIT D	Open	11-2	NEW
\$575,000	1+1	TRADITIONAL	



GREAT SANTA MONICA LOCATION

Located in the heart of Santa Monica in a beautifully landscaped, classic garden courtyard complex. Top floor unit is bright, sunny and in pristine condition. Look out to a peaceful garden view from both the bedroom and living room. The living room, dining area and hallway have wood floors and you will be amazed at the generous closet space in this condo. Close proximity to Montana Avenue, the beach, restaurants and shopping and all that west-side living has to offer! Move right in!

June Sebree 310-230-3756
BERKSHIRE HATHAWAY

Range/Oven, Refrigerator/Freezer

840 20TH ST #5	Open	11-2	rev
\$1,525,000	3+3	TRADITIONAL	




GREAT SANTA MONICA TOWNHOME

Just a few steps from Montana Avenue shops and restaurants stands this roomy 3-bedroom and 2½-bathroom Townhouse. Private entrance into the spacious living room with elevated dining room, private atrium, and powder room. Kitchen is bright and open with stainless steel appliances. Upstairs includes all bedrooms, full bath, and laundry. The Master Bedroom boasts high vaulted ceilings, mini loft, private balcony, and tiled master bathroom. Rooftop deck

MLS#19-467482
Marek Swiderski 424-256-9480
SIR - PP

www.840-20th.com

1705 OCEAN AVENUE #502	Open	11-2	red
\$3,099,000	2+2	5sty-CONTEMPORARY	



CONTEMPORARY OCEAN VIEW CONDO AT THE WAVERLY

Live in the highly sought after Waverly on Ocean Avenue! This Contemporary 2 bedroom, 2 bathroom unit designed by world-renowned Marmol Radziner offers an abundance of natural light & stunning ocean, mountain & city views. Beautiful kitchen complete with quartzite counters and stainless steel appliances. The master suite has a walk-in closet & oversized spa tub. The Waverly is a full-service building with 24-hour concierge & lounge. Just minutes to the beach, iconic pier, & restaurants.

MLS#19-427782
Tracey Hennessey 310-779-6375
COMPASS

Blt-Ins,Dshwshr,Dryer,Hood Fan,

2308 SCHADER DR #312	Open	11-2	rev
\$599,000	1+1	CONTEMPORARY	



WWW.REGINAVANNICOLA.COM

West facing, top floor 1BR/1BA condo in elevator building conveniently located in midtown Santa Monica, close to shops, Starbucks, Whole Foods and the Expo Line, and a short distance to the Third Street Promenade and world-famous Santa Monica beaches. Enjoy a bright, cheery space with contemporary laminate flooring, and views from the exclusive balcony. 1-car parking in a secured gated street-level garage and earthquake insurance.

MLS#19-463514
Regina Vannicola 3106252061
COMPASS

Dshwshr,Micro,Rng/Ovn,Fridg

14 Santa Monica Income

612 LINCOLN #1	Open	11-2	red
\$1,995,000	2+2.5	CONTEMPORARY	




IRRESISTIBLE NEW PRICE! STUNNING TOWNHOUSE IN PRIME S.M.

Stunning Contemporary front unit in 4 unit bldg built in 2014. Light filled w/patios, balconies, rooftop deck & city, mountain & treetop views. Main level living/dining space is open & airy w/high ceilings +fireplace; state of art kitchen; powder bath. Master ste w/walk-in closet, fireplace, luxe bath + guest ste upstairs.Top level loft/den/office opens to roof deck. Enormous & versatile lower level bonus room makes a fabulous playroom or gym. Storage throughout +laundry rm & private 2car garage.

MLS#19-454910
Susan Stark 310.345.7450
COMPASS

612Lincoln1.com

1523 BAY STREET	Open	11-2	NEW
\$1,795,000	1sty-TRADITIONAL		




DUPLEX IN THE HEART OF SUNSET PARK!

Great investment opportunity in a highly coveted area. Charming original details with upgrades throughout units. Ideal corner lot on beautiful tree lined street. Additionally, a single family home next door is also for sale which you may purchase with or without this property.

MLS#19-467290
Steve Sawail 310.261.3777
COLDWELL BANKER RESI

15 Pacific Palisades *Single Family*


781 RANCH LN	Open 11-2	NEW
\$10,495,000	6+7 2sty-CRAFTSMAN	
		
<p align="center">THE JEWEL OF RUSTIC CANYON</p> <p>Modern yet tastefully Craftsman in design, the home features an open-concept floor plan throughout its many living spaces & kitchen. The second story is home to four en suite beds, including the generous master with a living area, closet space & large bath. Beyond the home's interior lies an outdoor oasis, where a baseball field-size backyard offers seclusion amid a sanctuary of mature trees. Here, a pool, spa & lounge areas provide a setting to relax & entertain. 21,000 sqft lot.</p>		
<p>MLS#19-467278 SMITH & BERG MORTON 310.500.3931 COMPASS</p>		781ranchlane.com

1310 NAPOLI DR	Open 11-2	NEW
\$9,995,000	5+6.5 SPANISH	
		
<p align="center">SPANISH REVIVAL VILLA IN THE RIVIERA</p> <p>This completely remodeled private & gated Spanish Revival estate is set in the Pacific Palisades most prominent neighborhood, The Riviera & sits on a large flat pad complete w/imported old growth olive trees, oversized back yard, pool & outdoor dining area. No expenses were spared in constructing this 5 bed; 6.5-bath Spanish masterpiece featuring custom hand crafted finishes throughout. Interiors were done by Amber Interiors.</p>		
<p>B&R Williams, R. Sutton 310.691.5935 HILTON & HYLAND</p>		Williams & Williams Estates Group


1531 SORRENTO DR	Open 11-2	NEW
\$6,800,000	5+6 TEAR-DOWN	
<p>1/2 acre flat corner lot in the Riviera. Come experience this 19,620 sq ft property. Corner of Capri & Sorrento. Home is 3,971 sq ft 5 bed 5 1/2 bath home. Perfect for an owner user/developer.</p>		
<p align="center">Address is really 1536 Sorrento</p>		
<p>Anthony Marguleas 310.614.4240</p>		AMALFI ESTATES

951 FISKE ST	Open 11-2	NEW
\$3,950,000	5+4.5 CAPE COD	
<p>Beautiful Cape Cod in the Alphabet Streets features elegance, charm and a sense of sophistication. Two story entrances filled with an abundance of natural light and high quality finishes throughout.</p>		
<p>Anthony Marguleas (310) 874-1423</p>		AMALFI ESTATES


708 HAVERFORD AVE	Refresh. 11-2	NEW
\$3,195,000	4+3.5 2sty-CAPE COD	
		
<p align="center">PALISADES VILLAGE CAPE COD CHARMER</p> <p>Located adjacent to the Village and close to the beach and hiking trails, this sophisticated Cape Cod provides the perfect spot for a casual lifestyle or formal entertaining. With soaring ceilings and Hickory floors throughout, there are 3 bedrooms on the main level and one separate guest suite. Chef's kitchen has Viking and SubZero. Public rooms flow easily into elegant outdoor areas, including a grassy yard, lower patio and upper tier with a fabulous spa, outdoor shower and play area.</p>		
<p>Sue Kohl 310-720-3400 BERKSHIRE HATHAWAY</p>		range, oven, microwave, dishwasher

15717 W SUNSET BLVD	Open 11-2	NEW
\$2,899,000	3+3 RANCH	
		
<p align="center">WELCOME TO YOUR PRIVATE OASIS IN THE HEART OF THE PALISADES!</p> <p>This secluded and serene property is comprised of 2 lots with an existing ranch style home, large grassy yard, and pool. It has amazing potential to be transformed into whatever you dream it. Current home is 3 bedrooms, 3 baths with 3 wood burning fireplaces. Prime location to new Caruso development, restaurants, shops, schools, hiking trails, and beaches. Come see for yourself the opportunity that awaits!</p>		
<p>MLS#19-456002 Jacqueline Chernov (310) 403-7557 COMPASS</p>		

16030 NORTHFIELD ST	Open 11-2	NEW
\$2,395,000	3+2 2sty-CAPE COD	
		
<p align="center">LIVE BEHIND THE ROSE BUSHES IN THE EL MEDIO BLUFFS</p> <p>Bright & well-maintained on a favorite street. 2 bedrooms, 1 bath down. Upstairs master with peek-a-boo ocean view. Large family room. Formal dining room. Newer kitchen. Floorplan & backyard provide the best in California living. Perfect mid-location one way to the bluffs or the beach. Other direction to Palisades Village or any of the Westside business centers.</p>		
<p>Joan Sather 31074003202 SOTHEBY'S PALISADES</p>		

16658 CALLE BRITANNY	Refresh. 11-2	NEW
\$2,295,000	4+4.5 2sty-CONTEMP MED	
		
<p align="center">GATED CUL-DE-SAC / ACCESSIBLE MAIN LEVEL</p> <p>Tranquil end of desirable Highlands Peninsula Gated Cul-de-Sac. Ocean & Mt. Views. High Ceilings. NO stairs thruout Main Level. LR w/ FP, DR, Eat in kitchen, 1 en-suite Bdrm, powder room & laundry. 3 car garage. Reverse plan Lower level offers 3 add'l Bdrms & 3 ba, including spacious Master Suite plus Open Family Room / Den. Membership to SUMMIT CLUB w/ Olympic Size Pool, Tennis, Basketball, Gym, Clubhouse, Playground + Directions: Sunset to Palisades Dr to Calle Brittany (Gate Code: 17)</p>		
<p>MLS#19-452206 Cecile Billauer 310-283-8811 BERKSHIRE HATHAWAY</p>		www.16658CalleBrittany.com

17039 AVENIDA DE SANTA YNEZ	Open 11-2	NEW
\$2,150,000	4+3 2sty-CONTEMPORARY	
		
<p align="center">TASTEFUL WITH OPEN, BRIGHT FLOORPLAN & VIEWS</p> <p>Warm and sophisticated Contemporary home just one block from the rec center. Open and airy floor plan allows for seamless flow and a wonderful indoor/outdoor connection. The living room features two-story ceilings and walls of glass. Spacious dining leads to the heart of the house with family room and well-appointed kitchen. The back yard enjoys a sense of tranquility with mountain views.</p>		
<p>MLS#19-467216 Michael Edlen 3102307373 CB - PALISADES</p>		Bit-Ins,Dshwshr,Hood Fan,Rng/Ovn

14505 W SUNSET BLV	Open 11-2	NEW
\$1,595,000	2+2 1sty-TRADITIONAL	
		
<p align="center">BEAUTIFULLY UPDATED HOME</p> <p>This beautiful Rustic Canyon gem sits at the end of a private road off of Sunset Blvd. Drenched in natural light, this home has great flow between kitchen, dining and living area, which open to a large outdoor space that is complimented by a lush hillside garden. Newly updated kitchen with stainless steel appliances, spacious living room with wood burning fireplace.Two well appointed bedroom that open to yard, plus 2 updated bathrooms complete this charming Palisades home.</p>		
<p>Christina Arechaederra 310-776-0945 KW PACIFIC PALISADES</p>		

16571 CHATTANOOGA PL	Open 11-1	red
\$3,550,000	4+4 ARCHITECTURAL	
		
<p align="center">NEW PRICE! SEE WWW.16571CHATTANOOGAPL.COM FOR MORE INFO.</p> <p>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.</p>		
<p>MLS#19-431676 Ellen McCormick 310-230-3707 BERKSHIRE HATHAWAY</p>		BBQ,Bit-Ins,Frzr,Grbg Disp,Rng/Ovn,Other

TUESDAY

TUESDAY

1047 GALLOWAY ST	Open	11-2	red
\$2,495,000	3+1	SPANISH	



BUYER SAYS BRING OFFERS SHE HAS FOUND ANOTHER

This charming Spanish is located on a beautiful tree lined street in the popular Village area of the Alphabet Streets. Take a short stroll to the village and Caruso project for special restaurants, movies, shopping or just a latte. This lovely split level home has three bedrooms and little den... ready to be expanded or used just as it is. Spectacular flowers and patio!

MLS#19-418788
Paula Ross Jones 3104593592
SOTHEBY'S INTL RLTY

1765 CHASTAIN PARKWAY EAST	Open	11-2	rev
\$4,795,000	5+6	SPANISH	



BEST VALUE IN THE PALISADES!

Custom built Mediterranean Ocean view 5 bedroom, 6 bath home was built with the highest standards. Beautiful hand hewn solid walnut floors and doors, four fireplaces, custom tile and cabinet work exemplify craftsmanship which is rarely found. Gourmet cook's kitchen with Sub-Zero appliances. Wonderful great room. Romantic private master suite and four additional spacious bedrooms all with baths. And all on a huge 31,000 square foot lot with pool and spa. California Dream Home.

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

1105 RIVAS CANYON RD	Open	11-2	rev
\$19,500,000	8+13		




RUSTIC CONTEMPORARY FARMHOUSE

New, multi-level with classic details, quality finishes, open, contemporary layout for entertaining. Refined interiors with vintage tin and hand-coffered wood ceilings, floor-to-ceiling windows, disappearing doors, premium limestone/hardwood flooring. Two full kitchens, humidior, grand bar, office/library, screening room. Luxurious top-floor master with lavish bath, private view deck. Approx. 1.8 acres of cyprus, palms, oaks, plus 40-foot hanging garden, detached guest house, pebbled pool/spa.

MLS#18-393578
Rey/O'Malley 310.230.2435
COLDWELL BANKER

Lease Price \$75,000

18105 WAKECREST DR	Open	11-2	rev
\$2,595,000	3+2	OTHER	



SUNSET MESA PARADISE!

Updated Sunset Mesa home with easy living floor plan creating indoor/outdoor flow. Sweeping views of coastline from queen's necklace to Catalina. Private, lush, large 8k lot. Ocean and mountain views with multiple inviting outdoor seating and entertainment areas including a saltwater pool, mature fruit trees, fountain, fireplace, bbq, and bar. A true oasis. Come get zen.

MLS#19-464300
A.Mollica & J. Respondek 310 499 3048
SOTHEBY'S

Also Open Sunday 5/26 2-5pm

1038 ANOKA PL	Open	11-2	rev
\$7,895,000	4+4.5	2sty-MODERN	



OCEAN VIEW ARCHITECTURAL

Ocean view Architectural with exquisite detail and design elements.Sighted on a dramatic promontory & near the Palisades Village,this 4 bed 4.5 bath home essentially functions as a single story w/the master suite,public rooms & bedrooms on the main level.There is also a downstairs gym/media room with bath. The living room,dining area & the chef's kitchen opens onto an exterior covered lanai with fireplace & bbq area,infinity pools/spa & sitting area w/firepit & sweeping ocean & city light views.

MLS#19-463598
Emil Alexander Schneeman 310-230-3731
BERKSHIRE HATHAWAY

BBQ,Bit-Ins,Dshwshr,Fridg

15 Pacific Palisades Condo / Co-op

17167 PALISADES CIR	Open	11-2	630 F1	NEW
\$889,000	2+2	CONTEMP MED		



NEW LISTING DESIRABLE END UNIT TOWNHOUSE W/OVERSIZE GARAGE

Featuring 2 bedrooms and 2 bathrooms. New Floors with the look of Hardwood. Living Room with vaulted ceiling and fireplace open onto an enclosed patio. The Dining Room features a Wet Bar. Kitchen with Breakfast Area. The Spacious Master Bedroom features a Balcony, has private Full Bathroom and Walk-In Closet. An good size Laundry Room. Oversized 2 Car Garage with direct entry to the property. HOA pays for water. There is a community pool, spa, gym and 2 lighted tennis courts.

MLS#19-467202
Lauren Polan 310/926-0029
COLDWELL BANKER RESI

www.LaurenPolan.com

810 GREENTREE RD	Open	11-2	rev
\$6,295,000	5+6	TRADITIONAL	




AN ENTERTAINER'S PARADISE

This one-of-a-kind 5 bed, 6 bath home was thoughtfully designed to fit the lot and location with a large private yard and pool. Experience a calm and serene understated elegance from the open-style living and dining room with fireplace to the family room, kitchen and breakfast area; all overlooking lush landscape. Additional downstairs service kitchen, office, powder room, mudroom, and guest suite.

MLS#19-450784
Ron Wynn 3106211772
COLDWELL BANKER RESI

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

17366 W SUNSET #101B	Lunch	11-2	NEW
\$799,000	1+1	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/dryer in the Unit, all located on the first floor for easy access. Located across the street from the ocean and minutes to the famed Caruso Village with much shopping and dining!

MLS#19-467228
Marco Rufo 3104886914
BHHS

17366Sunset.com

1529 AMALFI DR	Open	11-2	rev
\$5,900,000	5+4	TRADITIONAL	




RIVIERA PALISADES RIM SIDE ESTATE

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

MLS#18-406880
Coberly/Flanagan 3103516234
COMPASS/CB

None

17366 W SUNSET BLVD #202	Open	11-2	rev
\$1,650,000	3+3	CONTEMPORARY	



STUNNING REMODELED OCEAN VIEW CONDO!

1 block from beach in Edgewater Towers.Ocean & mtn views, beautifully remodeled 3 bed, 3 bath 1,770 SQ FT \$160K on a brand new kitchen remodel (high-end GE monogram appliances), custom cabinets, Tala handblown light fixtures,marble travertine floors, quartz counters in drybar & laundry in unit.New plumbing, electrical, European white oak floors & window treatments.Beautiful outdoor Gazebo w/ocean views, built-in BBQ, tennis courts, 2 salt water pools, spa, gym, hiking trails, dog & sitting areas

MLS#19-449394
Anthony Marguleas (310) 663-4606
AMALFI ESTATES

www.17366SunsetBlvd.com

TUESDAY

16 Mid Los Angeles Single Family

3522 S BURNSIDE AVE		Lunch	11-2	NEW	
\$1,299,000	3+3.5	1sty-CONTEMPORARY			
JOIN US FOR LUNCH IN THIS STUNNING REMODEL					
<ul style="list-style-type: none"> • Remodeled Contemporary Farmhouse • Smooth Stucco Focal Point Fireplace • Brick Accent Wall in Living Room • Powder Room • Chef's Kitchen W/ Quartz Center Island • Each Bedroom With Its Own Ensuite Bath • Terraced Backyard W/ Raised Pergola Seating Area • Finished Attached Garage • New Windows & Doors • Recessed Lighting Throughout • Ring Doorbell Security System • Fully Permitted Renovation 					
		Tia Hughes COMPASS - BRENTWOOD			310 651-8453 3522Burnside.com

1625 S STANLEY AVE		Open	11-2	NEW
\$1,159,000	3+2	TUDOR		
English Tudor. 3 bedroom/2 bathroom floor plan w/ tasteful updates throughout much of the house. A private back-yard & opportunity to turn the converted garage into a legal ADU complete this property.				
MLS#19-466194		Fridge,Dshwshr,Range/Oven,Micro,W/D		
Jeffrey Lemen		310-892-6005 KELLER WILLIAMS-SM		

16 Mid Los Angeles Income


2700 S MANSFIELD AVE		Open	11-2	NEW
\$995,000		CALIFORNIA BUNGALOW		
REMODELED AND VACANT WEST ADAMS DUPLEX!				
RARE WEST ADAMS DUPLEX! Renovated and VACANT. New floors, finishes and recessed lighting. Independently metered, 3bd/2ba, each side with new central HVAC, updated electrical plumbing, new kitchen, appliances and more! Lovely corner lot with front yard and master suites that open to rear patio space with access to detached garage. Ideal for owner/user or savvy investor. Immaculate and stylish on a lovely tree lined street. Centrally located near Crenshaw Corridor, Culver City, DTLA, and more				
		MLS#19-458822 Bryant \ Reichling COMPASS		

18 Hancock Park-Wilshire Single Family

717 N LAS PALMAS AVE		Open	11-2	NEW	
\$3,950,000	5+5	SPANISH			
AUTHENTIC OLD WORLD SPANISH IN HANCOCK PARK					
Recently built, 5-bedroom home with an authentic Old-World feeling. Wood-beamed ceiling in the kitchen/family room with marble counter-tops, fireplace, and pro-style stainless appliances. French doors open kitchen/family room and adjacent den/media room to pool/entertaining area. Dining room; living room; guest suite/office; powder; and pantry. Upstairs are four bedrooms, each with closets and exterior balconies. The master features a walk-in closet, steam shower, and freestanding tub.					
		Billy Rose THE AGENCY			424 230 3702

602 S LUCERNE BLV		Lunch	11-2	NEW	
\$3,495,000	5+5.5	2sty-CONTEMPORARY			
REMODELED & REIMAGINED CONTEMPORARY IN HANCOCK PARK					
Remodeled & reimagined to perfection by Sorensen Architects. Dramatic entry leads into 2-story great room that adjoins a chef kitchen w/ top-of-the-line appliances & White Carrara island. French white oak floors & skylights for plenty of natural light. Formal living & entertaining size dining room. 4 beds up & 1 bed down + 2 staircases. Features new plumbing, 2 tankless water heaters, new electrical, LED lighting, 2 Nest thermostats, 2 Central A/C, new roof, & 2 Ring cameras & doorbell.					
		Jill Epstein NOURMAND & ASSOC.			310.888.3355 www.602SLucerne.com

1212 S LUCERNE BLV		Refresh.	11-2	NEW	
\$1,249,000	3+2	TRADITIONAL			
LIGHT, BRIGHT & NEWLY REMODELED - A MUST SEE!					
Situated on a fully-gated and landscaped lot w/ grassy front and back yards. 3 bedroom, 2 bath traditional home, remodeled inside and out. Open-floor plan, lots of natural light, 1,600 sq. ft. Brand new kitchen w/ stainless appliances + Quartz counters in kitchen & bathrooms + New, energy-efficient dual-pane vinyl windows + New "Cool Roof" + New Recessed lighting + some copper plumbing + Insulated attic + Remote-activated electronic security gate. Easy to show with 24 notice.					
		Jerry & Rachel Hsieh KELLER WILLIAMS-LF			424.242.8856 www.JerryandRachel.com

400 S MCCADDEN PL		Open	11-2	NEW	
\$17,000	5+4.5	2sty-MEDITERRANEAN			
GRAND MEDITERRANEAN ESTATE IN THE HEART OF HANCOCK PARK!					
This magnificently remodeled Mediterranean estate offers true California indoor-outdoor style of living, featuring soaring ceilings w/ luminous skylight and gleaming hardwood floors, formal living & dining rooms for grand entertaining, gorgeous chef's kitchen with family room and lush backyard oasis with a pool and kitchen. Find privacy in the master suite, boasting a balcony, walk-in closet & lavish bath, while visitors can retreat to a fantastic 2BR/1BA guesthouse w/ kitchenette & fireplace.					
		N. Hartman/L. Brenner COLDWELL BANKER HP			323-860-4259 Blt-Ins,Dshwshr,Dryer,Frzr,Rng/Ovn,Washr

511 S ARDEN		Open	11-2	rev	
\$8,399,000	6+7	2sty-MEDITERRANEAN			
STUNNING HANCOCK PARK MEDITERRANEAN ESTATE & GUESTHOUSE					
1920's Mediterranean Estate, period details & elegantly updated. Bathed in light, public rooms lead to courtyard-ideal for entertaining. Turreted entry w/ cupola, stained glass, chandelier, & Juliette balcony overlook living room w/ restored hand-painted ceiling. Chic library & family room. Kitchen w/ Miele, Wolf, & Sub-Zero appliances, leads to 5th bedroom. Master suite w/ elegant bath, 3 junior bedrooms, all upstairs. Chic pool house w/ wet bar & bath. Fully appointed guesthouse. Smart home.					
		MLS#19-450290 Jill Jenks Galloway COMPASS			323-842-1980 Blt-Ins,Cbl,Dshwshr,Grbg Disp,Hood Fan

514 S IRVING		Open	11-2	rev	
\$4,150,000	6+6	2sty-TRADITIONAL			
STATELY 3 STORY WINDSOR SQUARE COLONIAL BRICK ON A DEEP LOT!					
Set back behind a white picket fence and located a block from the official Mayor's residence, this impressive estate offers over approximately 5100 square feet in the main house and an additional 600 sq.ft. in the pool house. Beautiful, classic crown moldings throughout! 5 Bed / 4 Bath. Private window-filled master w/sitting area, 2 walk-in closets and luxurious spa-like bath. Formal dining, huge attic! Guest House, large yard with sparkling pool & spa, A/C, Sec. Sys, 2 car garage, HPOZ.					
		Lisa Hutchins COLDWELL BANKER RES.			323-216-6938 Dshwshr, Hood Fan, Microwave, Range/Oven

257 S WILTON PL		Open	11-2	rev	
\$2,399,000	4+4	2sty-CRAFTSMAN			
AUTHENTIC CRAFTSMAN					
Located in the "Wilton Historic District" this beautiful home was designed by architect H.J. Knauer. Downstairs includes: Classic foyer entry, Living room, Formal Dining room, Large eat-in Kitchen, Breakfast room, Laundry room, 3/4 bath and Den with French doors leading out to an inviting serene back porch. Upstairs includes: 2 tandem bedrooms in back with bath, a front bedroom en-suite and a charming master bedroom with huge closet and large sumptuous master bath.					
		Bruce Walker RODEO REALTY - BH			310-623-8722 www.257SouthWiltonPl.com

TUESDAY

236 S LARCHMONT BLVD	Open	11-2	rev
\$2,379,000	3+4	1sty-COUNTRY ENGLISH	



LOCATION! LOCATION! LOCATION!

This charming home, elegantly appointed, combines classic elements with modern style. Located on a quiet block a short distance from Larchmont Village with its Sunday Farmers' Market and sweet cafes. Beautifully updated and meticulously maintained, three bedroom, 2 full + 2 half baths house includes stylish kitchen and a lovely den facing green backyard. Enjoy romantic evenings near fire pit or host movie nights in the converted rec room.

MLS#19-459790
 Loveland Carr Properties (323) 460-7606
 COLDWELL BANKER HP
 www.236SLarchmont.com

634 N LAS PALMAS AVE	Open	11-2	rev
\$1,659,000	3+2	1sty-SPANISH	



CREATE A GEM

This sweet, elegant home is a step back in time. A well located, original architectural looking for Your tender loving care, so bring your own restorative powers and create a GEM!

MLS#19-459814
 Loveland Carr Properties 323-460-7606
 COLDWELL BANKER HP
 www.634NLasPalmas.com

19 Beverly Center-Miracle Mile *Single Family*

1234 ALVIRA ST	Open	11-2	NEW
\$1,595,000	3+2	1sty-SPANISH	



SPANISH COLONIAL REVIVAL

Immaculate 3BR, 2BA renovated throughout to maintain & enhance the Architectural integrity of the era. Spacious courtyard entry. LR has massive beams & unique, curved fireplace mantle. Pressed, recessed crown moldings in DR. Granite counters & stainless appl. in the Kitchen. Large Master with French doors opening to private sundeck and lushly landscaped backyard. Detached Bonus Room with 3/4 bath. 3 car off-street parking.

MLS#19-465798
 Peter Whyte 310-650-8480
 COLDWELL BANKER
 South Carthay HPOZ

630 N MARTEL AVE	Open	11-2	red
\$3,850,000	3950000	4+5 MODERN	



STUNNING GATED ARCHITECTURAL IN BEVERLY GROVE

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

MLS#19-444552
 Charlie Heydt 9174982034
 THE AGENCY
 \$100k Price Reduction!!

322 N KINGS RD	Open	11-2	rev
\$3,885,500	5+6	2sty-CONTEMPORARY	



STUNNING MODERN DESIGN
WWW.322KINGS.COM

Exceptional cutting edge MODERN design in prime Beverly Grove location. Expansive open plan with over 4000 sq ft of stunning designer finishes and attention to detail, this home features a custom kitchen with state-of-the-art appliances, 5 spacious bedrooms, 6 designer bathrooms, private bedroom balconies, gorgeous large swimmer's pool and all the amenities and smart home systems expected by today's lifestyle buyer. Private entertainer's backyard is complete with huge deck, pool and spa.

MLS#19-465652
 Omega Group-Todd Michaud 310.429.8191
 KELLER WILLIAMS HH
 www.OmegaGroup.LA

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

8963 BURTON WAY #203	Open	11-2	NEW
\$849,000	2+2	CONTEMPORARY	




INCREDIBLE LOCATION! BEAUTIFULLY MAINTAINED 2 BEDROOM UNIT

Incredible two bedroom condo just seconds from some of the best dining and shopping that Los Angeles has to offer. This completely turn-key unit offers unparalleled city living. Centrally located, the unit boasts open floor plan with large balcony, gourmet kitchen with stainless steel appliances, large master suite, ample closet space, spacious bathrooms and side-by-side parking! Truly a great find at an amazing value in one of LA's premier neighborhoods!

MLS#19-466856
 Spencer Payson 310.486.8039
 COMPASS
 Blt-Ins,Dshwshr,Dryer,Elvtr,Frzr,Other

21 Silver Lake - Echo Park *Single Family*

2201 VESTAL AVE	Refresh.	11-2	NEW
\$2,699,999	3+6	3sty-MODERN	




MODERN | WALLS OF GLASS | DETACHED STUDIO

Designed by award-winning architect Aaron Neubert & featuring meticulous interior design by Sidonie Loiseleux. The property is composed of a 3-story main home, drought-tolerant landscaping w mature oak trees & a guest studio perched at the top of the lot. The main home is a study in detail, from the solid ash tongue-&-groove floors, polished concrete floors, custom oak cabinetry & built-in millwork. The main floor is dedicated to open living space, w nearly 17' high ceilings and walls of glass.

MLS#19-465782
 Stephen Clark 818.519.9363
 COMPASS
 Dshwshr,Dryer,Grbg Disp,Micro,Rng/Ovn,

22 Los Feliz *Single Family*

5815 GREEN OAK DR	Open	11-2	NEW
\$1,695,000	2+2	MID-CENTURY	



MID-CENTURY FIXER WITH 280 DEGREE VIEWS

Single story mid century in need of TLC and ready for its next iteration. Explosive 280 degree views from the promontory site envelope city lights, canyon and a close up of the Hollywood sign. An extraordinary opportunity to update and create something special on an irreplaceable site.

MAX NELSON 424 238 2482
 THE AGENCY

1900 N SERRANO AVE	Refresh.	11-2	rev
\$2,450,000	4+4	SPANISH	



SERENELY SEQUESTERED LOS FELIZ SPANISH

Surrounded by towering hedges, is this 1920's Spanish. The generous living room and oversized family room feature arched doorways, soaring ceilings, and stunning Palladian windows. An updated top-of-the-line eat-in kitchen opens to the formal dining room w/French doors that offer access to a covered patio & pool/spa. Master suite w/ spa bath and large walk-in closet and 2 family bedrooms, and a new bathroom complete the main home. Need more? Try the cute guest apartment over the 2 car garage.

MLS#19-464000
 Bryant \ Reichling 323-854-1780
 COMPASS
 www.1900serrano.com

OPEN HOUSE STATUS

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

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

TUESDAY

22 Los Feliz Lease

3743 AMESBURY RD	Refresh.	11-2	NEW
\$8,500	4+3	3sty-CONTEMP MED	



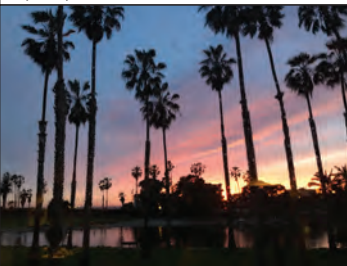
LIVE ABOVE THE CITY

This lovely home is perched in the Los Feliz hills with sweeping views of the city and ocean. Features include new flooring, freshly painted, central A/C & heat, decorative fireplace, laundry room, 2 storage spaces, 2-car garage with direct entrance into the home, 3,356 sq ft of living space, terraced backyard with patio, fruit trees, and a separate studio space with a full bathroom, and its own entrance.

Gina Isaac NOURMAND HW	323-462-6262	Dishwasher, Fridge, Stove, Washer/Dryer
---------------------------	--------------	---

31 Playa Del Rey Single Family

6623 ESPLANADE	Refresh.	11-2	NEW
\$1,858,000	4+3	ARCHITECTURAL	



MID CENTURY HOME BY ARCHITECT JOHN GIEGER

Incredible mid-century home with unmatched views by famed architect John W. Gieger. Enjoy stunning natural light and incredible sunsets in this four bedroom, two and a half bath home. Views from the living room, kitchen, and master bedroom overlook spectacular ocean views. Millwork cabinetry throughout the first floor enhances the mid-century style while providing additional storage. Loft-style master bedroom featuring high ceilings, built ins, walk-in closet and picture windows.

Clifford Rowe COMPASS	3108809185	Cbl,Clng Fan,Dshwshr,Dryer,Elvtr,Other
--------------------------	------------	--

39 Playa Vista Condo / Co-op

5721 S CRESCENT #410	Open	11-2	NEW
\$1,349,000	2+3	CONTEMPORARY	



BEAUTIFUL TOP FLOOR 2 BED + 2.5 BATH UNIT IN PLAYA VISTA!

Rare opportunity to purchase the Playa Vista lifestyle in this huge, light-filled unit in Playa Vista's premier building, The Chatelaine. This is the only complex in Playa Vista that offers an onsite pool & concierge! This elegant top floor, two level townhome design unit feat. a spacious living rm w/ oversized windows, Large dining rm, fireplace, high ceilings, 1/2 bath & balcony on the first level. Chefs kitchen feat. top of the line appliances, eat in dining area, & bar stool seating.

Danny Mahelka COLDWELL BANKER RESI	2133594097	Blt-Ins,Dshwshr,Dryer,Grbg Disp,Micro,Ot
---------------------------------------	------------	--

62 Encino Single Family

16645 ASHLEY OAKS	Open	11-2	NEW
\$2,199,000	5+4		



ENCHANTING HOME IN HIGHLY COVETED CLARK GABLE ESTATES

Also Open Friday 11am-2pm! Formal living w/vaulted ceilings & grand windows welcoming floods of light. Family room w/brick fireplace & glass French doors to the yard. Kitchen w/island, ample cabinetry, wine fridge & breakfast nook. Beautiful master w/ fireplace, large walk-in closet & lux bath w/dual vanities, tub & glass steam shower. Features well-appointed rooms, hardwood floors, laundry room & more. Resort-like yard w/pool, patio & tennis/sports court. In coveted Lanai School district!

SF Jones/ MLewis COMPASS	310.579.2200	16645AshleyOaks.com
-----------------------------	--------------	---------------------

3718 HAYVENHURST AVE	Open	11-2	NEW
\$1,995,000	7+7	MEDITERRANEAN	



PARTIALLY COMPLETED TUSCAN ESTATE IN ENCINO!

Ideal opportunity for an investor or owner user to put their own imprint and personal touches on this 7,100+ sq ft partially completed Mediterranean estate in Encino. Highlights of this private and gated 7 bed/7 bath home include an entrance with vaulted ceilings, grand mahogany staircase leading to formal dining room and huge living room space with access to great back yard space with pool, pool house, grassy yard space and mature foliage

Austin Brunkhorst THE AGENCY	3102547989	Dshwshr,Rng/Ovn,Fridg
---------------------------------	------------	-----------------------

4515 WHITE OAK PL	Refresh.	11-2	NEW
\$1,985,000	5+5	2sty-CAPE COD	



HONEY STOP THE CAR!

Come see this fabulous Cape Cod farmhouse in Encino! Large sitting room off of the master w/ fireplace, walk-in closet & luxury bath w/ Carrara marble floors, soaking tub, and two vanities. Other traditional features include a brick wood burning fireplace, bay windows, window seats, refinished peg & groove floors, white shiplap ceilings, & custom paneling. Live the dream with canyon views in this oasis just minutes away from shops, cafes, private schools, major freeways & West LA.

Fritzinger/Fierro COMPASS	3107498821	Pool!!
------------------------------	------------	--------

72 Sherman Oaks Single Family

5252 LENNOX AVE	Refresh.	1-2	NEW
\$1,150,000	4+3	2sty-TRADITIONAL	



DIAMOND IN THE ROUGH WAITING TO BE REIMAGINED

Great opportunity to completely remodel this 1990 Traditional home. The house is light & airy with an abundance of windows, vaulted ceilings, formal living room, family room and eat-in kitchen. There is one bedroom suite down and 3 bedrooms, 2 baths up. Master suite includes sitting area, fireplace and walk-in closet. Located on quiet street, there is room for a pool. Quiet street. Direct access garage. Chandler Elementary. Trust sale, no court confirmation.

Brenda Catalano COLDWELL BANKER BHN	310-614-6659	
--	--------------	--

5260 BUFFALO AVE	Lunch	11-2	NEW
\$969,000	3+2	CONTEMPORARY	



5260 BUFFALO AVENUE

Beautiful contemporary home near Chandler Estates. Painted throughout & newly landscaped! The remodeled kitchen has Quartz Stone counter tops, Kenmore Elite stainless steel appliances, stainless steel backsplash, farmer sink & porcelain tile floors. Bathrooms boast newer vanities, fixtures & beautifully designed tile shower enclosures & flooring. The living room is complete with recessed lighting, refinished hardwood floors & a Caesarstone fireplace. New windows, newer roof.

Dan Ortega SOTHEBY'S LOS FELIZ	323.839.3936	s/s appliances, farmer sink, hdwd flrs
-----------------------------------	--------------	--

Why Advertise in The MLS Broker Caravan™?

- ✓ Delivered to 4.5k+ Real Estate Professionals in SoCal
- ✓ Free Listing Ad on Guests.TheMLS.com
- ✓ 1 Million Monthly Views on Guests.TheMLS.com



Call 310.358.1833 for more info

TUESDAY

73 Studio City *Single Family*

4650 BELLAIRE AVE	Refresh.	11-2	NEW
\$1,399,000	3+3	1sty-COTTAGE	




SUN DRENCHED COTTAGE

3 bed, 3 bath, single story Cottage. Oversized living room and dining area, with a large stone fireplace and refinished wood floors. The eat in kitchen offers granite counters, stainless appliances, a separate laundry area and French doors out to the backyard. The master suite features a walk in closet and ensuite bathroom, complete with a separate shower and soaking tub with more French doors that lead you out of the master to the stunning backyard, saltwater pool and garden in full bloom.

Kelly Sutherland 310-678-4830
COLDWELL BANKER - BH

76 North Hollywood *Single Family*

6256 FULCHER AVE	Lunch	11-2	NEW
\$690,000	3+2	TRADITIONAL	



SANCTUARY IN THE CITY

This lovely 3 bd, 2 ba. traditional home is a sanctuary in the city! The 1,242 sq ft house sits on a large, private 8,452 square foot lot. The indoor/outdoor flow of the home offers an ideal entertaining environment perfect for gatherings and al fresco dining. Cook to your heart's content in the newly remodeled kitchen. Enjoy a glass of wine by the fire in the open concept living and dining room, or step out through the large glass doors into the expansive and enchanting backyard.

MLS#19-465820
Julie A. Mollo 323-459-2789
COMPASS

Fridge, Stove, Dishwasher, Washer,Dryer

3724 AVENIDA DEL SOL *ARCHITECTURAL*

\$1,699,000	3+4	ARCHITECTURAL	rev
--------------------	-----	---------------	------------



FABULOUS STUDIO CITY VIEW HOME W. STONE FLOORS, HI CEILINGS

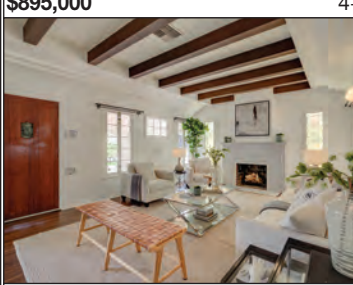
Stunning Architectural home designed by acclaimed architect Michael Pierce. Impeccably detailed stone floors gracing the entire main floor. Four large windows frame the wooded views from the Living Rm w its shimmering fireplace. Kitchen suite has the coziest circular banquette. The huge Master bedroom's fireplace is framed by a dramatic window assembly overlooking the +24,000.sq. ft. lot.The upstairs bedroom has fireplace & its own patio. On the lowest level is a large T.V.Theater room and more

MLs#19-454332
Lynne Paxton 310 259 4056
COMPASS

oven,,Dshwshr,Frzr,Fridg,Steam Shwr.

81 Glendale *Single Family*

2061 BELLEVUE DR	Open	11-2	NEW
\$895,000	4+2	SPANISH	



RARE SPANISH GLENDALE HOME

RARE Spanish Glendale 4 BD, 2 BA Home feat. beautiful living room with a fireplace, a dining room with built-in nooks, & a kitchen with resurfaced cabinets & countertops & SS appliances. 1st & 2nd BDs have walk-in closets. 3rd & 4th BD set up as a master lounge area & BD w/en-suite BA. BA at end of hall has tub/shower combo. Backyard is perfectly manicured with outdoor living feat. dining area & mountain views. Close to Burbank Blvd. & the best parks, restaurants & shops Glendale has to offer.

Tom Davila & Kennon Earl 4242307928
COMPASS

BIT-Ins,Dshwshr,Dryer,Frzr,Hood Fan

74 Toluca Lake *Single Family*

9950 TOLUCA LAKE AVE	Lunch	11-2	NEW
\$7,998,000	6+5.5	2sty-TRADITIONAL	



ULTIMATE LAKE HOUSE CATERED LUNCH PLEASE RSVP FOR ACCESS

Custom built by Thane Roberts AIA on the former site of the WC Fields estate, landscape design by Pamela Burton. Largest lot on the lake..Casual elegance at its best. Detailed moldings, stone fireplaces, family room with vaulted wood beamed ceiling, chef's kitchen, breakfast room, full guest suite on main level. Spacious master suite with dual baths, and walk-in closets, + 3 additional BRs. Incredible grounds w stone bar-b-cue area, pool, and lakeside sitting area with fireplace, and dock.

Joy Denton 3102669877
SOTHEBY'S INT REALTY

84 La Canada Flintridge *Single Family*

4402 WASATCH DR	Open	11-2	rev
\$4,888,700	5+6	3sty-ARCHITECTURAL	



ARCHITECTURAL MASTERPIECE WWW.4402WASATCH.COM


La Canada walled & gated Modern on nearly 1/2 acre of flat, usable land. Soaring ceilings & massive walls of glass. Entertain in your private, expansive outdoor spaces w/ mature tree coverage, grassy yard, swimmers pool & 10+ person hot tub! Tricked out cooks kitchen & indoor-outdoor dining options. 1st floor master suite & 2nd floor private master retreat w/study-sitting room. Lower level media room-flex space. Oversized garage & up to 10 car gated parking. Exceptional quality & design.

MLS#19-456092
Omega Group-Todd Michaud 310.429.8191
KELLER WILLIAMS HH

www.OmegaGroup.LA

75 Valley Village *Condo / Co-op*

4730 BEN AVE, UNIT 20	Open	11-2	NEW
\$549,000	2+2	CONTEMPORARY	




BEAUTIFUL 2 BEDROOM TOWNHOUSE

Prime Valley Village 2BR/2BA bright end unit townhouse on quiet tree-lined street, hardwood floors, spacious open floor plan with double height ceilings in living & dining room, eat-in kitchen with gas stove, fireplace, skylight and double pane windows. Private attached 2-car garage (including laundry area) with direct access. Private garden patio, BBQ gas hook-up with direct access from street. Plenty of storage in garage and unit. Low HOA dues including EQ insurance. Lush grounds, pool & spa.

Kevin R Davis 323.388.7288
COLDWELL BANKER BHN

95 Mount Washington *Lease*

1200 W AVENUE 37	Open	11-2	NEW
\$6,599	3+4	2sty-MID-CENTURY	



MOUNT WASHINGTON MID-CENTURY

From sprawling, tree-shaded yard to eat-in kitchen, generous living and dining rooms, big family room and party-sized patio, this Mid-Century split-level home is all about room. Set on a Mount Washington hilltop in Northeast Los Angeles. The flowing main level is filled with light, windows and panoramic views of the San Gabriel Mountains. Set on a friendly street that holds an annual block party, the home is served by award-winning Mount Washington Elementary School.

Steve Sanders 323-828-6471
COMPASS

Range, Dishwasher, Fridge



MAKING THE MARKET WORK™

TUESDAY

THURSDAY AND BY APPOINTMENT


TUESDAY OPEN HOUSES

1165 Cypress Park *Single Family*

671 W AVENUE 28	Lunch 11-2	NEW
\$619,000	3+1 1sty-CALIFORNIA BUNGALOW	
	EASY LIVING NEAR GLASSELL PARK/ MOUNT WASHINGTON	
This charming fenced-in bungalow delivers easy living in sought after Cypress Park, adj to Glassell Park/Mount Washington neighborhoods. The dining & living room area, adj to the kitchen, offers an open concept, making it both, a workspace & gathering spot. Remodeled bathroom w/ double sinks, Ceiling fans. Breakfast counter. Move in Condition.. Zoned LARD1.5 w/ the potential to add a studio or gsthse. Garage converted to a studio w/bathrm. Close to all, 5, 110 & 2 frwy. Near Huron Substation.		
MLS#19-465160	Maria Gomez (213) 705-1603	Email: mcgmcg@sbcglobal.net
COLDWELL BANKER HP		

THURSDAY OPEN HOUSES

248 Torrance *Single Family*

18409 FALDA AVE	Open 12-2	NEW
\$635,000	2+1 TRADITIONAL	
	TORRANCE TRADITIONAL	
Located in desirable North Torrance, this two bedroom, one bathroom home is the one you've been waiting for. The front door opens up to a spacious living / dining area and flows into the chef's kitchen. In 2015 the kitchen was updated with new appliances, cabinets and quartz counter tops. The current owners recently resurfaced the bamboo flooring, installed central air and heat as well as recessed lighting throughout. A spacious back yard and one car garage complete this home.		
Kate Sutton	310 500 7793	

BY APPOINTMENT


01 Beverly Hills *Single Family*

410 EVELYN PL		rev
\$8,300,000	6+8 CONTEMPORARY	
	CONTEMPORARY IN THE HEART OF TROUSDALE	
This stunning, private, and sophisticated single-story contemporary in the heart of Trousdale Estates boasts warm, rich interiors, walls of glass, high ceilings, and elegant floor plan. Grand entry invites you to open and comfortable living space, complete with fireplace and easy outdoor access. Chef's kitchen features high end appliances and separate butler's pantry. Secondary living room sits among the guest bedrooms, all of which have en-suite bathrooms.		
MLS#19-458884	RESNICK & NASH 424-230-6088	BBQ,Dshwshr,Frzr,Grbg Disp,Rng/Ovn,Other
HILTON & HYLAND		


01 Beverly Hills *Income*

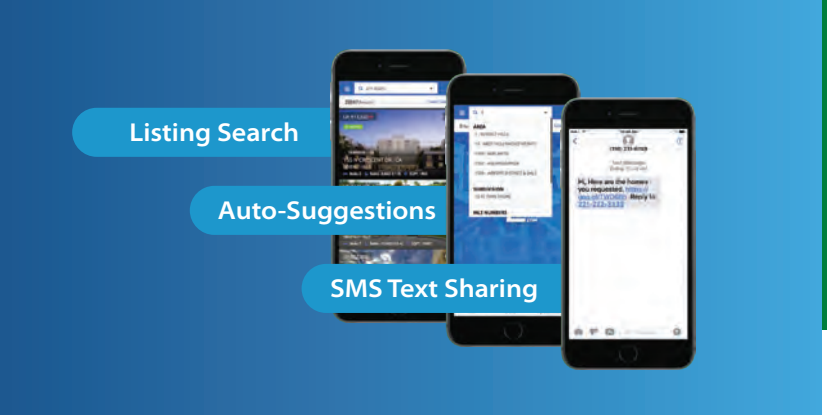
9683 W OLYMPIC BLV	Units	NEW
\$4,749,000		
AMAZING LOCATION ACROSS FROM ROXBURY PARK !! Beverly Hills Apartment Bldg - Huge Price Reduction - Drive By Only - Showing after accepted offer - MLS# NP19014685 - BeverlyHillsHotProperty.com		
HUGE PRICE REDUCTION!		
Michael Stark	949-574-9474 w	MICHAEL KEEN STARK

03 Sunset Strip - Hollywood Hills West *Single Family*

1677 N DOHENY DR	5+8	NEW
\$29,750,000	MODERN	
	TWILIGHT EVENT MONDAY FROM 5:30PM TO 8PM	
Exquisitely designed modern marvel on one of the finest promontories w/views to the Pacific. A residence offering unparalleled lifestyle of serenity & luxury, with no expense spared. Gates lead to expansive motor court w/parking for 10+ cars & guest home. An entertainer's utopia, this estate boasts a lavish master, media room, double height fireplace, lounge, bars, wine cellar, wellness spa & more. A Californian oasis, outdoor living w/infinity pool seamlessly blending into the horizon.		
GGlass/SFJones/TFridman	310.579.2200	1677DohenyDrive.com
COMPASS		

04 Bel Air - Holmby Hills *Lease*

908 BEL AIR RD	9+20	NEW
\$1,500,000	ARCHITECTURAL	
	908 BEL AIR BUILT WITH SURGICAL PRECISION	
Modern. Exotic. Timeless. Formed with surgical precision. From the lush landscape gardens to the striking water features. An era defining estate that exudes quality from every angle, 908 Bel Air is a masterpiece in every sense of the word. The grand scale is evident from the 29' entryway ceilings to the expansive views spanning the snowcapped mountains of the Angeles forest to the offshore oasis of Catalina. 34,000 square feet of pure perfection.		
MLS#19-463106	Tyrone McKillen 310-691-5935	BBQ,Blt-Ins,Cbl,Dshwshr,Dryer,Other
COMPASS		



Listing Search

Auto-Suggestions

SMS Text Sharing

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




Interactive Map Feature

Sharing Via Text

THE MLS.com