

TUESDAY

01 Beverly Hills Single Family

809 N REXFORD DR	Open 11-2
\$25,000,000	6+9 CONTEMPORARY




NEW

BOLD CONTEMPORARY IN BH FLATS

Unique architectural, exquisite finishes throughout. The residence features seamless indoor/outdoor spaces, guesthouse, maids, theater, elevator, pool & more.

MLS#19-448284	310.278.3311
Jeff Hyland Rick Hilton HILTON & HYLAND	Co-listed w/ Marc Noah

1011 N ROXBURY DR	Open 11-2
\$19,500,000	6+8



NEW

THE 50 YARD LINE

Once in a generation. A chance to own on the 50 yard line on the 1000 block of Roxbury Drive. By far the most prime location in all of Beverly Hills. A+++ in every way, spectacular light and wonderful lot dimensions. Over 33,250sqft flat as a pancake. Full tennis court, 2 guest houses. First time available in over 45 years.

MLS#19-448284	310.858.5474
Drew Fenton HILTON & HYLAND	Co-listed w/ Drew and Susan Gitlin

1110 MAYTOR PL	Open 11-2
\$17,950,000	5+5 ARCHITECTURAL



NEW

INCREDIBLE OLD HOLLYWOOD JOHN WOLF ARCHITECTURAL

The epitome of style, taste, & architecture. Designed by John Wolf & completely restored & updated in 2019. Very chic and glamorous combining old Hollywood w/ modern amenities & luxury, all new systems/finishes. The home is a stunning example of the Hollywood Regency style w/ theatricality, elegant proportions, & dramatic details. Located in the best section of Trousdale Estates, the home offers breathtaking views.

MLS#19-458468	310.860.8889
Kurt Rappaport WESTSIDE ESTATE AGEN	Blt-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan

702 N ALPINE DR	Open 11-2
\$9,995,000	5+5 2sty-TRADITIONAL



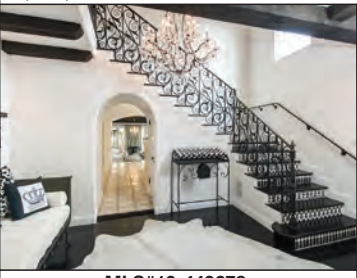
NEW

SERENE FRENCH TRADITIONAL IS SET ON AN ALMOST HALF-ACRE LOT

This beautiful private & serene French traditional is set on an almost half-acre lot. Sprawling with meticulous gardens & majestic water features this gem is located on one of the most desirable streets in the flats of Beverly Hills. Within walking distance to all the world class dining & entertainment Beverly Hills has to offer. This is the ultimate in sophistication & luxury; don't miss your chance to claim your spot on the most prestigious blocks in the worlds famous 90210 zip code.

MLS#19-441700	310.691.5935
R. Sutton, R&B Williams HILTON & HYLAND	Williams & Williams Estates Group

510 N HILLCREST RD	Open 11-2
\$9,500,000	4+7 2sty-SPANISH



NEW

DARRYL F. ZANUCK ESTATE

From Hollywood's Golden Era...this exquisite Spanish colonial was owned by movie mogul Darryl F. Zanuck from the 1920's to 1940's during his founding of 20th Century Fox. The home has undergone a comprehensive restoration & rebuild, resulting in the perfect balance of period charm & modern amenities. Set behind gates & towering palms, the lush grounds offer tall hedges, beautiful plantings & privacy. Inside, every surface offers the finest materials & hardware. Truly ready for it's "close up"

MLS#19-449278	310-461-0468
John Galich RODEO REALTY INC.	www.BeverlyHillsSpanish.com

630 BURK PL	Open 11-2
\$8,995,000	3+4 1sty-CONTEMPORARY



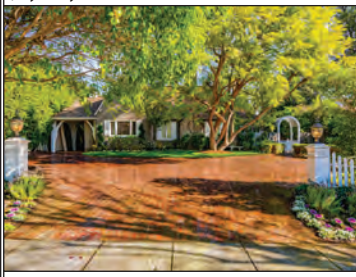
NEW

SPECTACULAR TROUSDALE OPPORTUNITY!

Behind a private and gated drive at the end of a small cul de sac sits an exceptional property that is on market for the first time. The extraordinarily private site with pool and yard has expansive views of the city, the ocean and the canyon offering numerous possibilities. Custom built in 1971 for the original owners, the house is beautifully scaled and has been meticulously maintained. Great opportunity to rehab or develop. Trust sale, no court confirmation required.

MLS#19-461344	310-777-2866
Banchik & Dantzer BHHS CA PROPERTIES	Dshwshr,Grbg Disp,Rng/Ovn,Fridg

610 N REXFORD DR	Open 11-2
\$4,975,000	4+3 1sty-COTTAGE




NEW

UNDER 5 MILLION..BH FLATS!! - BRING YOUR SOUTH BH BUYERS

Under 5 Million \$\$\$ in BH Flats!! ALL HANDS ON DECK! Agents bring your South BH buyers for this great opportunity. "Charming storybook home." Just under 3,000 SQFT, Bright 1-story. LR w/ pitched ceiling + wood burning fireplace. DR has picturesque window & white wood paneled walls. Cntry kit, w/ stainless appl, walk-in pantry & Bfast area. Hugh MBR suite with large walk-in. Adjoining sitting room, w/ fireplace. 4th BR cnvrtd/ den. Lush backyard. Rm for a pool. A HUGE sep unfinished GH.

MLS#19-451428	310-850-7300
Bobby Syed COLDWELL BANKER	www.bobbysyedestates.com

9580 SUNSET BLVD	Open 12-2
\$8,950,000	9750000 5+7 VILLA



red

SOPHISTICATED BEVERLY HILLS RETREAT

Built/designed by Waldo Fernandez. One-story w/ striking details thruout: 12ft+ceilings, French drs, hardwd flrs & incredible scale. Long, dramatic hallway & floor-to-ceiling glass drs. FLR w/ 2FPs & 14ft ceilings. Fam rm w/ FP. FDR w/ 12ft ceiling & FP. Master w/ skylight, FP, 2 lrg closets & lux bathrm. 2addtl bdrm suites. Chef's kit w/ island, butler's pantry & garden terrace. Addtl amenities: direct access/ egress onto Sunset, motor court, pool & 2 pvt ensuite gst/ staff bds. A rare offering.

MLS#19-451428	310.492.0735
Linda May HILTON & HYLAND	9580Sunset.com

352 S CRESCENT DR	Open 11-2
\$2,495,000	3+2 TRADITIONAL



red

MAJOR PRICE REDUCTION !! One sty trad. LR hi clgs, fpl Lg sep FDR is off the entry Kit w/ sep bk. Lg mstr suite w/ sep off & two walk-in closets. Den with skylight Sold as is Det gar Show and Sell

MLS#19-441700	310-281-4371
Roni Heller	Blt-Ins,Cbl,Dshwshr,Dryer,Grbg Disp, COLDWELL BANKER RESI

427 S SWALL DR	Open 11-2 632H3
\$1,899,000	2088000 3+2.75 1sty-SPANISH



red

THE LOWEST PRICED 3 BEDROOM HOME IN CITY OF BEVERLY HILLS!

Charming 1920's Spanish style home with wonderful character, & in move in condition! Beautiful hardwood floors, spacious living room with coved ceilings, picture window, gas fireplace & plantation shutters & formal dining room. Remodeled kitchen with granite counters, stainless steel appliances & separate breakfast room. Newer master suite addition with French doors leading to the garden and en-suite stunning spa style bathroom with marble floors & counters, double sinks & sunken Jacuzzi tub.

MLS#19-466228	310-777-6342
Christophe Choo COLDWELL BANKER RESI	www.427SouthSwallDrive.com

TUESDAY

1175 N HILLCREST RD	Open	11-2	rev
\$59,995,000	7+11	ARCHITECTURAL	



HERE'S YOUR CHANCE TO LIVE IN YOUR OWN GALAXY.

The most spectacular modern house ever constructed in the prestigious area of Beverly Hills.... Trousdale. This modern space station has the most explosive views in all of Los Angeles. Architecture by world-renowned architect, Paul McClean, the master of space, light and flow. Fully furnished by the most exquisite forward thinking designs that Italy has to offer.

MLS#19-425980
 Branden & Rayni Williams 310.691.5935
 HILTON & HYLAND

Williams & Williams Estates Group

259 S PECK DR	Open	11-1	rev
\$3,600,000	4+3	SPANISH	




RARE OPPORTUNITY

OPEN 11:00 to 1:00. First Time on the Market in Over 50 Years. Beautifully Designed Spanish Style Home on a Quiet, Low Traffic Street. Two Stories with Downstairs Maid's Room and Art Studio. Expansive Living Room with Soaring Ceilings. Space reserved for Elevator. Separate Double Garage. Spa in Backyard. Sale is subject to a Lease Back to Seller. NO sign on property. DO NOT DISTURB OCCUPANT.

MLS#19-466198
 Lowell Simon 323-863-5030
 INTERNATIONAL REALTY

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



REMARKABLE PRIVATE & GATED TROUSDALE BALINESE MODERN OASIS

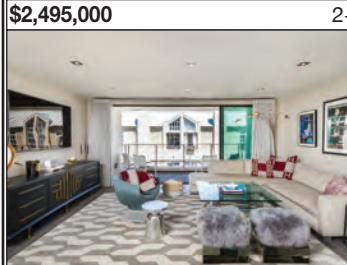
Extraordinary Balinese modern pavilion w/ pool & city views on a ~22,550 SF lot in prime Trousdale Estates. This private contemporary 6BD, ~6,000 SF villa features large scale indoor & outdoor spaces, formal dining area, gorgeous Chef's kitchen, media lounge, outdoor kitchen & entertaining area, multiple 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

01 Beverly Hills Condo / Co-op

432 N OAKHURST DR #404	Open	11-2	NEW
\$2,495,000	2+2.5	4sty-MODERN	



SOPHISTICATED BEVERLY HILLS CONDO

This modern, spacious two-bedroom condo sits on a high floor in a coveted Beverly Hills building. The main living area, bathed in natural light by floor-to-ceiling windows, boasts grey engineered wood floors and a sleek European kitchen with Miele appliances (including built-in Nespresso). The Master Suite features a custom-built walk-in closet, vast bathroom counter space, and a standalone soaking tub. Three parking spots and a large private storage locker round out this sophisticated offering.

MLS#19-464574
 Ninkey Dalton (310)422-2536
 THE AGENCY

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

616 N ARDEN DR	Open	11-2	rev
\$10,995,000	6+8	SPANISH	




NEW LISTING IN BEVERLY HILLS

Resort-like Spanish Estate, extensively remodeled with finest materials. Private & gated with a circular driveway. Living room features beamed ceilings & grand fireplace. Retreat-like & lushly landscaped backyard, with new pool/spa & separate guest quarters with media room, bar, bathroom, & direct access to the 2-car garage. Master features balcony, luxurious spa bath, & grand walk-in closet. An oasis in the heart of the city & minutes to Beverly Hills Hotel and Rodeo Dr.

MLS#19-457508
 Rochelle Maize 310.968.8828
 NOURMAND & ASSOC.

www.616ArdenDr.com

137 S PALM DR, UNIT 203	Lunch	11-2	NEW
\$910,000	2+2.5		



LOCATED IN THE HEART OF BEVERLY HILLS.

Enter the double doors to a beautiful & spacious condo. 2 bed + den (staged as 3rd bed) & 2.5 bath. Large living room w/ gas f/p & updated kitchen w/ granite countertop. Unit is enhanced w/ laundry inside. The building offers amenities including pool, spa, gym, sauna, card room, huge community/entertaining room, gated garage w/ 2 tandem parking spaces, & on-site personal storage unit. Located on a beautiful tree-lined street within blocks of fine dining, luxury shopping & Beverly Hills schools.

Diana Shirazi 310.666.1666
 NOURMAND & ASSOC.

www.nourmand.com

520 EVELYN PL	Open	11-2	rev
\$6,295,000	4+6	OTHER	



ONE-OF-A-KIND IN TROUSDALE ESTATES

An absolutely stunning residence nestled on a quiet cul-de-sac street, offering a luxurious sanctuary with a remarkable balance of grandeur & warmth. Incredible indoor-outdoor flow, great for entertaining, lushly landscaped, expansive patio, pool & elevated spa.

MLS#19-458320
 Marcie Hartley 310.691.5950
 HILTON & HYLAND

MarcieHartley.com

415 S SPALDING DR #203	Open	12-2	rev
\$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!

472 S SPALDING DR	Open	11-2	632F3	rev
\$5,993,000	5+7	3sty-CONTEMP MED		



HUGH \$1,000,000 PRICE REDUCTION!


HUGH \$1,000,000 PRICE REDUCTION!!! Words cannot properly describe this magnificent, newer constructed home with guest house & VIEWS, VIEWS, VIEWS! With approximately 7,000 sq/ft, it has: 5 bedrooms, 6 bathrooms, gourmet kitchen, great room, library, & sun room. It is situated on a 11,121 sqft lot with large grassy yard. It may be favorably compared to properties on the 500 & 600 blocks in the "flats" of Beverly Hills. THIS PROPERTY MUST BE SEEN!

MLS#19-453314
 Steven Geller 310 922-2141
 COLDWELL BANKER RESI

Permitted Guest House. Amazing Views.

01 Beverly Hills Lease

517 N ELM DR	Open	12-2	NEW
\$18,000	7+6	TRADITIONAL	



2-STORY TRADITIONAL ENSCONCED BEHIND GATES & LUSH GREENERY

Double-door grand entry reveals intricate wood floors. Formal dining rm connects to chef's kitchen w/ dual stainless-steel refrigerators, island, & breakfast area. Behind kitchen lies maid's bed/bath & laundry rm. Grand living rm w/ f/p conjoin substantial family room w/ wet bar. French doors open to large backyard pool/spa & lounging area. 5 oversized bedrms w/ serene master bed/bath. Guesthouse w/ vaulted wood-beam ceilings, f/p, kitchenette, loft, full bath & wet bar. 2-car attached garage.


MLS#19-459900
 R. Maize & Alex Masket 310.968.8828
 NOURMAND & ASSOC.

www.rochellemaize.com

TUESDAY


9310 CHEROKEE LN	Refresh.	11-2	NEW
\$12,000	4+5	OTHER	
Large 4 Bedroom 5 Bath home in the Highly Sought After "Beverly Hills" North of Sunset Neighborhood. BHUSD			
MLS#19-471720	Fridge		
Lori Goldsmith	310-880-0183	RODEO REALTY - BEVER	


02 Beverly Hills Post Office *Single Family*

2262 BETTY LN	Open	11-2	NEW
\$4,495,000	5+7		
			
NEW HOME WITH POOL IN QUIET CUL-DE-SAC SETTING!			
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#19-471254			
Daniel Brown	310.901.7405	Dshwshr,Dryer,Grbg Disp,Micro,Rng/Ovn	
COMPASS			

12097 SUMMIT CIR	Lunch	11-2	rev
\$8,495,000	6+7	TRADITIONAL	
			
STUNNING TURN-KEY EAST COAST TRADITIONAL			
Located 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 filled with light.Library/Den, Formal Living Room, Formal Dining Room, Gourmet Kitchen/ Great Room with Breakfast Room.			
MLS#19-464008			
Victoria Risko & Jen Puz	310-882-0246	Serving Lunch! Featuring Food Truck!	
SOTHEBY'S REALTY			

12094 SUMMIT CIR	Refresh.	11-2	rev
\$7,999,999	6+7	MEDITERRANEAN	
			
BEST VALUE IN THE SUMMIT			
SUBMIT ALL OFFERS, Exquisite former home of Britney Spears, 6 bedroom/7 bathroom Med Villa located in the guard gated Summit of Beverly Hills. Incredible space and volume with a zen feel, lush landscaping/ water features,sep maids quarter, large master suite with his/her baths, fireplace & loggia, kitchen open to family room, indoor/outdoor resort feel with all downstairs rooms opening to backyard salt pool and spa, kids playhouse. Privacy, gated and located at the end of a cul de sac.			
MLS#19-435542			
George Kahwaji	310-994-5060	Atc Fan,BBQ,Cbl,Cing Fan,Dshwshr,Other	
RODEO REALTY - BEVER			

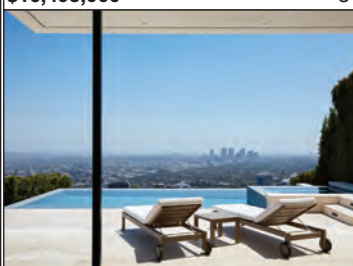
2660 BENEDICT CANYON DR	Open	11-2	rev
\$7,495,000	5+7	TRADITIONAL	
			
HALF-A-MILLION DOLLAR PRICE REDUCTION!			
5 bd/7 ba, 6400 sqft, Gated, 2.2 Acre Compound. Motorcourt which allows parking for up to 20 cars. Private, 1st floor Master w/ Dual Baths and walk-in closets, plus huge guest Bedrooms to 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. 3% commission to selling broker.			
MLS#19-441934			
Roger Perry	310-600-1553	www.RogerPerry.com	
RODEO REALTY - BH			

2708 BOWMONT DRIVE	Open	11-2	rev
\$5,800,000	4+4	COUNTRY FRENCH	
			
Private gated estate on 3/4 knoll on gated Bowmont Dr. Magnificent city lights, canyon & ocean views. Move in condition, vaulted wood beamed ceilings, hardwood and stone floors, French doors, 3 stone fireplaces, pool with pergola, and guesthouse.			
MLS#19-461898			
Barry Peele	310.278.0962	BBQ,Blt-Ins,Dshwshr,Dryer,Grbg Disp	
SOTHEBY'S BH			

1984 COLDWATER CANYON DR	Open	11-2	rev
\$4,795,000	5+5	TRADITIONAL	
			
REVIVED 1940 GEORGIAN COLONIAL IN BHPO			
Former Celebrity Estate attributed to architect Paul Williams by noted builder, Herbert Riesenber. Set back from the street with motor court for up to 10 cars & 2 car garage. Chef's kitchen open to family rm, formal dining rm, formal living rm, master suite w/ dual walk-in closets, white Carrara spa bath & deck. 2 large additional bedrooms on second floor, large luxurious guest suite downstairs w/ fireplace plus separate maids room. Pool, spa, cabana, barbecue, upper deck and lush landscaping.			
MLS#19-440434			
Ginger Glass	310-927-9307	Dshwshr,Dryer,Rng/Ovn,Fridg	
COLDWELL BANKER BHN			


1432 HARRIDGE DR	Open	11-2	rev
\$4,299,000	4+4	2sty-MODERN	
			
A GREAT VIEW IS WORTH 10,000 WORDS			
An inviting modern home that pops with personality & has the best unobstructed views & ocean breezes. This neat and clean, super sexy renovated designer home with tasteful touches features high ceilings, oak flooring, two fireplaces, kitchen with Miele appliances, Silverwave marble, Blizzard white quartz, walnut cabinets, Sonos sound & cameras controlled from your phone. 4 bedroom, 4 bath home is 3,060 sq. ft. & has the most incredible illuminated glass railed rooftop deck with 360 degree views.			
MLS#19-461856			
Paul Wylie	323-515-9585	Dshwshr,Freezer,Grbg Disp,Hood Fan,Micro	
LAMERICA REAL ESTATE			

03 Sunset Strip - Hollywood Hills West *Single Family*

1435 Tanager Way	Open	11-2	NEW
\$16,495,000	3+4	MODERN	
			
THE FRONT ROW...THE MOST COVETED VIEW LOCATION IN THE CITY			
A rare offering to acquire a trophy on the "Front Row". 1435 Tanager is 1 of 15 homes on the exclusive ridge of the most prime view section in Los Angeles. Explosive and unobstructed from downtown to the Pacific Ocean. Features high ceilings, large living room, beautiful gourmet kitchen, open family/great room, incredible master suite with huge walk in closet, plus 2 beautiful guest suites and gym. This is without question one of the best view homes you'll ever come across.			
MLS#19-471530			
K. Rappaport/D. Meyers	310.860.8889	Dshwshr,Dryer,Frzr,Grbg Disp,Hood Fan	
WESTSIDE ESTATE AGEN			

8270 WOODSHILL TRL	Open	11-2	NEW
\$6,200,000	4+6	ARCHITECTURAL	
			
ARCHITECTURAL TOUR-DE-FORCE			
Perfectly positioned above the Sunset Strip, this showcase property is on a quiet cul-de-sac just up the road from the famous Chateau Marmont. An architectural tour-de-force from award winning architects Tag Front and David Maman Designs, this home offers the best of LA living! It features a highly functional floor plan, soaring windows & ceilings, & museum quality details. Completed in 2017, it offers 4 ensuite bedrooms, including a stunning master suite w/views from downtown LA to Catalina.			
MLS#19-452160			
Marcia Glow	3104044807	Blt-Ins,Dshwshr,Dryer,Grbg Disp,Rng/Ovn	
COLDWELL BANKER RESI			


TUESDAY

1609 VIEWMONT DR	Refresh. 11-3	NEW
\$5,977,800	3+4 3sty-CONTEMPORARY	
	UNOBSTRUCTED CITY TO OCEAN VIEWS!	
Custom Architectural on lower Sunset Strip with explosive, unobstructed 300 degree city, mountain and ocean views. Private, end of cul-de-sac, point lot. The execution of refined design aesthetic, features nearly 6000sf of gorgeous indoor-outdoor entertainment spaces, a Poliform-Miele kitchen, an impressive 3-story cascading glass staircase, floor-to-ceiling windows and doors with staggering ceiling heights not possible to replicate today. Stunning master suite, infinity pool & spa. Winner!		
MLS#19-470382		
Omega Group-Todd Michaud 310.429.8191 KELLER WILLIAMS HH		
www.OmegaGroup.LA		

2121 KEW DR	Open 11-2	NEW
\$1,350,000	3+3 3sty-CONTEMPORARY	
	LAUREL CANYON CONTEMPORARY WITH SWEEPING CYN & MTN VIEWS	
Serene Laurel Canyon Contemporary offering sweeping cyn/mtn views. Sun-bathed "great room" w/ maple floors, fireplace & gallery-sized walls perfect for entertaining. Chef's kitchen feat. high-end appliances, custom-designed cabinets, slate floors & large center island. Secluded master w/ fireplace & Carrara marble bath, two closets & a private deck. Convertible den. Expansive roof-deck, perfect for alfresco entertaining. Wonderland Avenue Elementary. Plenty of extra storage. Two-car garage.		
T O'Rourke / L Young 310.770.0221 BHHS CA PROPERTIES		
2121Kew.com		


3574 MULTIVIEW DR	Open 11-2 POOL!	NEW
\$2,999,000	4+3 2sty-MID-CENTURY	
	UNDER 3MIL: RENOVATION/RESTORATION OF NEUTRA MASTERPIECE!	
A superstar cast of America's impressive architects worked on this 4BD/3BA 2,503 sq.ft. masterpiece of California Modernism: Richard Neutra, Alexander Ban, and Josef Van Der Kar lent their visions to the structure, while celebrated landscape architect, Garrett Eckbo, labored over outdoor environs. Known as the Millard Kaufman Residence (creator of "Mr. Magoo"), it showcases lofted ceilings of exposed wood with carefully-placed skylights and soaring walls of glass doors and windows. 2018 RENO!		
MLS#19-471234		
Jeff Yarbrough 323.854.4300 L.A. LUXE GROUP KW		
www.MultiviewDrive.com		

2559 OUTPOST DR	Open 11-2	NEW
\$1,195,000	2+2 COTTAGE	
	OUTPOST ESTATES UNDER 1.2M - 12,000+ LOT!	
Wonderful opportunity for your clients to purchase in the famed Outpost Estates. They will love living in this charming mid-century cottage that will make them feel as if they are on a permanent vacation in their very own hillside retreat. The home features a beautiful living room with vaulted ceilings and a master suite with sitting area, walk-in closet and updated bath. The estate sized lot (quarter-acre plus) is zoned LARE15 so there may be an opportunity to expand or further develop.		
MLS#19-471952		
Robert Baer 323-377-5661 COLDWELL BANKER		
Great Outdoor Entertaining Spaces		


2164 SUNSET PLAZA DR	Open 11-2	NEW
\$2,999,000	4+3 3sty-CONTEMPORARY	
	A CONTEMPORARY GEM WITH SWEEPING LA VIEWS	
Nestled in the Hollywood Hills, this contemporary gem soars above L.A., capturing sweeping views of the city lights from its spectacular rooftop terrace. Modern details are on display in the European-inspired great room with Fleetwood doors and chef's kitchen. Four bedrooms include a stunning master with fireplace, spa-style bath and patio with hot tub. This remarkable retreat offers the utmost in sophistication moments from world-class shopping and dining in West Hollywood & Beverly Hills.		
Farrah Brittany 424.230.3712 THE AGENCY		

8954 WONDERLAND AVE	Refresh. 11-2	NEW
\$1,050,000	3+3 CONTEMPORARY	
	UPPER LAOURL CANYON	
Fresh and airy two-story contemporary set high in tranquil Laurel Canyon is ready for move-in! 2 bedrooms, 2 bathrooms plus guest quarters with separate entrance and outdoor seating. Newer kitchen, baths and hardwood floors. Wood-burning fireplace. Upgraded plumbing, electrical and roof. Secluded rear patio is shaded by a canopy of oak trees. 2-car garage + 2 off-street parking spots. Wonderland Avenue school district and minutes to Sunset Strip, Studio City and Tree People.		
MLS#19-462240		
Thomas O'Rourke 310.770.0221 BERKSHIRE HATHAWAY H		

1967 N CURSON AVE	Open 11-2	NEW
\$2,850,000	4+4 2sty-MEDITERRANEAN	
	ROMANTIC MINI ESTATE NESTLED IN AN EXCLUSIVE CANYON SETTING!	
This character rich home on a flat double lot features a dramatic liv rm w/vaulted, beamed ceilings & a chef's kit w/ Wolf range & double oven. Large master ste w/huge walk-in. 1 bedroom w/a sep ent - perfect for home office setup. Pool, stone F/P & Viking Prof outdoor kit. Paddle tennis court converts to an event space & there's a charming sep guest quarters w/bath. A gated motor court & 2-car gar. Featured in TV shows & movies this is pedigreed Hollywood living in a classic SOCAL location!		
MLS#19-471540		
Kirk Frieden 310-849-8822 COLDWELL BANKER RESI		
Dshwshr,Dryer,Grbg Disp,Rng/Ovn, washer		


1573 SUNSET PLAZA DR	Open 11-2	red
\$6,695,000	3+5 ARCHITECTURAL	
	WORLD-CLASS ENTERTAINER'S MODERN COMPOUND VIEWS & POOL	
Designed for the luxury lifestyles of Film, Music, & Sports industry Power Players. Above the Sunset Strip, this smart home has jet-liner city/ocean views. Living Room w/ 30ft, floor-ceiling wall of glass & fireplace. Modern chef's Kitchen w/center island & built-in Breakfast Area. Spectacular Backyard w/infinity Pool, Spa, dining, lounge, fpl & views. Luxe Master Suite w/views, fpl, Spa-retreat Master Bath, sep Office & Sun Terrace. Mahogany Bar Saloon, Theater, Gym, 3-car Garage & Elevator!		
MLS#19-445206		
ST. JAMES + CANTER 310-704-4248 BERKSHIRE HATHAWAY		
STJAMESCANTER.COM		

7995 BRIAR SUMMIT DR	Open 11-2	NEW
\$2,000,000	5+4 CONTEMPORARY	
	BANKRUPTCY SUBJ TO COURT CONFIRMATION & OVERBID- SOLD -AS IS	
Contemporary home with an open concept floorplan.High ceilings in public rooms & a master suite fit for royalty with closets for the most manic shopper.The pool pops with color and the entire property is ideal for entertaining. Located in one of the most coveted areas of the Hollywood Hills, you truly are surrounded by stunning architectural masterpieces. The theater is an added bonus to this sophisticated home w/well appointed spaces in this wonderful Hollywood Hills neighborhood.		
MLS#19-469130		
Jane Schore 323-573-6562 COLDWELL BANKER SS		
www.shoppingwithschore.com		

1646 WOODS DR	Refresh. 11-2	red
\$5,995,000	4+6 3sty-MODERN	
	REDUCED \$1 MILLION DOLLARS	
Located minutes from the Sunset Strip, this elegantly designed contemporary estate offers the ultimate LA lifestyle. The open floor plan boasts soaring ceilings, Italian white polished floors and large windows showcasing the explosive city views from every room. A chef's kitchen features white marble countertops and La Cornue range. Complete with four bedrooms, six bathrooms, a large wine cellar and bar that opens up to the infinity edge pool and spa overlooking a blanket of city lights.		
MLS#19-445792		
David Parnes 424-400-5916 THE AGENCY		

TUESDAY

1650 SUNSET PLAZA DR	Open	11-2	red
\$3,898,000	3+3.5	CONTEMPORARY	



SUNSET PLAZA SHOWPIECE 3387SF | POOL | VIEW

Sleek & Stylish Entertainer's Showpiece home w/ pool above the Sunset Strip w/ City light views. Step-down living room w/ high ceilings, fireplace & floor to ceiling window. Chef's kitchen has marble counters, custom cabinets, center island, built-in breakfast area & dining area. Floating Metal & Wood stairs lead to 2 Seductive Master suites; One w/ a Fleetwood sliding door wall framing the views, fireplace & Lux bath. Full-scale outdoor kitchen & cocktail bar. 2-car garage & driveway parking.

MLS#19-452366
ST. JAMES + CANTER 310-291-1029
BERKSHIRE HATHAWAY

STJAMESCANTER.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.

MLS#19-460854
Greg Holcomb 3105003925
COMPASS

GREGHOLCOMB.COM

9385 FLICKER WAY	Lunch	11-2	red
\$3,499,000	3+3	MODERN	



HEADLINE SLEEK CONTEMPORARY VIEW HOME IN THE BIRD STREETS

Sleek, contemporary home with incredible city light views from deck, living room, and master bedrooms. Located in the desirable Bird Streets. Sunken living room, open style contemporary kitchen with stainless steel appliances. Incredible top floor master suite. Exceptionally sunlit and bright. Outdoor living space with a newly built deck, pool, spa, and breathtaking city light views perfect for entertaining. Must be seen to appreciate.

MLS#19-453544
Azy Farahmand 3107108841
THE AGENCY

Stn Stl Dshwshr,W/D,Frzr,Grbg,Micro,Wine

2525 OUTPOST DR	Open	11-2	rev
\$3,500,000	3+5	HACIENDA	



PRIVATE, GATED, HIGH ABOVE THE STREET

Set high above the street is this gated, stunning Spanish Hacienda. Meticulously designed, all of the rooms open to the magnificent gardens and pool, seamless indoor/outdoor feeling. The lush yard offers beautiful sitting areas, meandering paths, and complete privacy, with no home in sight. The spacious living room has beamed ceilings, hardwood floors, and French doors that flood the room with light..

MLS#19-458860
Thomas O'Rourke 310.770.0221
BERKSHIRE HATHAWAY H

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

9249 ROBIN DR	Open	11-2	rev
\$11,995,000	3+4	CAPE COD	



STUNNING HAMPTONS STYLE ESTATE IN THE BIRD STREETS

A rare one-story Hamptons Style compound situated on a quiet cul-de-sac in one of Los Angeles' most coveted neighborhoods, the Bird Streets, with spectacular city and ocean views. This private designer-done residence boasts an elegant open floorplan with 3 beds/4.5 baths plus a private guest house. The incredible backyard entertaining area features an outdoor kitchen, bar, swimming pool, and infinity spa. The perfect private retreat, minutes from Sunset Blvd.

MLS#19-462820
Mary Swanson 310-497-6508
WEA BEVERLY HILLS

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

2525 OUTPOST DR	Open	11-2	rev
\$3,500,000	3+5	2sty-HACIENDA	



OUTPOST ESTATES RETREAT

Set high above the street is this gated, stunning Spanish Hacienda. You will be greeted by a fountain & koi pond where fish & turtles frolic. Off the courtyard is a separate office w/ half bath. Meticulously designed, all of the rooms open to the magnificent gardens & pool, for a seamless indoor/outdoor feeling. The lush yard offers beautiful sitting areas, meandering paths, & complete privacy. The designer eat-in kitchen is a cook's paradise. This home is truly a one of a kind work of art.

MLS#19-458860
Carla Winnie 310 344-4740
COMPASS

www.2525Outpostdrive.com

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!

6876 PACIFIC VIEW DR	Open	11-2	rev
\$2,500,000	4+4	CONTEMPORARY	



VIEWS VIEWS VIEWS

A-list hideaway with Iconic views from Hollywood Sign to Griffith Observatory & an entertainment floor ideally suited for creative / recording studio.

MLS#19-461658
A Phebus + M Rutstein 310-866-6052
ICONICHOMES COMPASS

www.6876PacificView.com

03 Sunset Strip - Hollywood Hills West Land

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

1871 MARCHEETA PL	Open	11-2	NEW
\$10,995,000	Land		



DOHENY ESTATES TROPHY SITE | NEARLY 1.5 FLAT ACRES

An unparalleled opportunity to own one of the largest flat lots in Doheny Estates and Bird Streets. This unique site sits at the end of a trophy cul-de-sac totaling nearly 1.5 Acres. Plans have been fully approved and permits pulled for a magnificent estate designed by Studio Pali Fekete Architects. Concept Design by Plus Design Studio showing this lot's rare zoning potential. Double t standard height limit allows one to create a two-story estate unlocking incredible views of the City and Ocean.

Tyrone McKillen 949-212-8721
COMPASS

04 Bel Air - Holmby Hills *Single Family*

11701 WETHERBY LN	Open	11-2	NEW
\$6,995,000	5+8	2sty-CONTEMP MED	




REFINED ELEGANCE WITH A GRAND APPEAL

Fresh updates inside and out. This home is truly turnkey. Come and take a look, your clients will be delighted to have you present this great opportunity.

Andrew Rhoda 213.915.8879

11455 THURSTON CIR	Open	11-2	NEW
\$2,649,000	5+5	CONTEMPORARY	




LOWER BEL AIR REMODELED MID-CENTURY TRANSITIONAL

Newly renovated mid-century transitional. 5 + 5 aprx 3,500sf on huge 11,425 flat lot with attached rent-able guest AD Unit.

Di Prizito/Rey/Esfandi 3102662777
CB BH / KW BH

www.11455Thurston.com

1806 N BEVERLY GLEN BLV	Open	11-2	NEW
\$1,775,000	3+3.5		



A GREAT SURPRISE

Stunning Cape Cod home with a pool and privacy, great for entertaining. Top-of-the-line appliances, hardwood floors throughout, lavish master, and off-street parking for 4 cars.

Judy Feder 310.858.5464
HILTON & HYLAND

HiltonHyland.com

10701 BELLAGIO RD	Open	11-2	rev
\$49,995,000	8+12	2sty-CONTEMPORARY	



STATELY CONTEMPORARY MANOR DESIGNED BY PAUL MCCLEAN

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

MLS#19-427116
Branden & Rayni Williams 310.691.5935
HILTON & HYLAND

Williams & Williams Estates Group

2205 STRADELLA RD	Open	11-2	rev
\$3,179,000	4+4	CONTEMPORARY	



SPECTACULAR WESTERN SUNSET & STAR GAZING VIEWS ON ONE LEVEL


Private, quiet, secure, Bel Air retreat in xLnt school district & easy access to UCLA Spacious one level house w/ Travertine floors. Seamless access to garden & long, dramatic, heated swimmer's pool. Separate Gazebo & Spa. Lg covered veranda & huge deck take advantage of ocean breezes. Views of Cyn, Mountain & spectacular sunsets from almost every room. 4 bedrooms, family rm, open designer great rm kitch, 2 FPs. Gorgeous marble mstr bath w/ huge walk-in closet. 2 car direct entry garage.

MLS#19-462084
Ron Holliman 3102706682
COLDWELL BANKER BH N

Bellagio Rd to Roscomare to Stradella Rd

05 Westwood - Century City *Single Family*

2140 FOX HILLS DR	Open	11-2	NEW
\$2,439,000	4+4	2sty-MEDITERRANEAN	



BEAUTIFUL MEDITERRANEAN IN CENTURY CITY/WESTWOOD!

Gorgeous 4 bed 4 bath Mediterranean home in the Westwood Charter School District. High ceilings accent hardwood & tile flooring throughout an expansive floor plan including a formal dining area. Gourmet kitchen offers dbl ovens & tilework with raised panel cabinetry & center island. Master bedroom suite offers walk-in closet & en suite bath while secondary bedrms share dual bath. Private backyard oasis with waterfall & pond. Nearby Westfield Century City, UCLA, Beverly Hills, & so much more!

Aram Afshar 310.702.0583
COLDWELL BANKER BHN

2013 FAIRBURN AVE	Open	11-2	NEW
\$2,350,000	4+4	TRADITIONAL	




OPEN TUESDAY 11-2PM

Ideally located in a sought-after pocket of Westwood. Lovely 2 sty Traditional on quiet tree-lined street. Sunny & bright w/ soaring 2-sty ceilings in liv/din rms, center curved staircase & lg rooms. Main fir has new, wd flrs & other amenities, 2 fp. Water cascades over rocks from the upper level pool to spa. 2nd level w/lg master w/walk-in closet plus two addt'l closets & master bath w/dbl vanities. Tiled balcony, patio. Home has a gracious flow. Spacious outdoor area is ideal for entertaining.

MLS#19-468190
Chrys Stamatias 310-922-3970
COLDWELL BANKER - BW

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

865 COMSTOCK AVE, UNIT PHD	Open	11-2	NEW
\$3,399,000	2+3	1sty-MEDITERRANEAN	



A ONE-OF-A-KIND PENTHOUSE

This premier Wilshire Comstock penthouse, defined by its European style & design, boasts a 2,950 SF open floor plan w/some of the most desirable views. A wealth of natural light, impressive scale, hardwood floors & Venetian plaster throughout, while elegantly accented w/beautiful appointments & finishes. Gourmet kitchen w/center island, endless cabinetry, high-end appliances, wine refrigerator & in-unit laundry off kitchen. The 2 grand terraces serve as idyllic settings for dining or relaxation.

Rick Ojeda 310.902.7676
COMPASS

VIEWS, VIEWS, VIEWS!!!

10727 WILSHIRE BLV, UNIT 506	Open	11-2	NEW
\$1,595,000	2+2	MODERN	



BEAUTIFUL UNIT AT THE REMINGTON

Approx. 1,800 Sq Ft unit with 2 Bedrooms & 2 Bathrooms. This elegant unit in full amenity building affords a wonderful lifestyle. Full service luxury building.

Kay Pick 310.777.6379
COLDWELL BANKER BHN

Co-Listed with Alex North

10660 WILSHIRE #1706	Open	11-2	NEW
\$1,425,000	2+3	CONTEMPORARY	



STUNNING REMODELED CONDO WITH VIEWS

Stunning modern designed 17th floor condo in prestigious newly renovated Wilshire Manning. This fully renovated luxurious unit features open layout with floor to ceiling windows and incredible views. Entry leads to large Living room & Dining area open to balcony. Lavish master suite w/gorgeous bathroom, walk in closets. Gourmet Kitchen w/ stainless steel appl. Second bed suite w/built ins plus guest bath. Unique finishes include stone & marble. Valet, doorman, pool, gym, sauna, spa & rec room.

MLS#19-462112
Lori Hashman Berris 310-880-3061
SOTHEBY'S INT REALTY

Cbl,Dshwshr,Dryer,Grbg Disp,Micro,Other

TUESDAY

2142 CENTURY PARK LN, UNIT 403 Open 11-2		NEW
\$1,149,950	0+0 CONTEMP MED	
GUARD-GATED PARK PLACE		
<p>Top flr corner 3br 2.5ba PH w/vaulted ceilings & views located in Park Place, a 24hr guard-gated luxury resort community in the heart of Century City. Bright & quiet interior facing corner unit. Spacious living rm w/marble fp & pvt balcony w/lush tree-top & city views. Generous eat-in kitchen. Master br suite w/tp, balcony. 2nd & 3rd br or office share a full bath & gst bath. Washer/dryer in unit. Adj. to Beverly Hills & close to Westfield Mall, fine dining & entertainment, golf courses & parks.</p>		
Jerry Jolton COLDWELL BANKER RES	310-285-7503	Blt-ins, Washer/Dryer, Range/Oven

10108 EMPYREAN WAY #304 Open 11-2		rev
\$3,400,000	2+3 TRADITIONAL	
RARE OPPORTUNITY FOR A SPECTACULAR TOP-FLOOR CONDO		
<p>This 2 bed 3.5-bath,unit has many upgrades. This unit has an impressive entry with 12-foot ceilings, that leads to an open living room, dining room and a den with wet bar that is great for entertaining. The gourmet kitchen with granite counter tops and breakfast area opens to a beautiful terrace with expansive views. The master bedroom includes a large walk-in closet and dual updated baths.</p>		
MLS#19-423532		
Susan Smith HILTON & HYLAND	310.415.5175	For lease for \$14,000

10701 WILSHIRE BLVD #406 Lunch 11-2		NEW
\$849,000	2+2 CONTEMPORARY	
2+2+DEN... COME BY FOR LUNCH..SEE FULL PAGE ON 17		
<p>2bed 2ba+Den corner unit in the full service Crown Towers with tree top views of the area and the mountains. This beautiful condo features new paint and carpet, a large living room with balcony, den, galley kitchen with service entry with new oven and dishwasher and a master suite with walk in closet. The building features, 24/7 doorman and reception, valet parking, pool, fitness center with sauna and recreation room with kitchen.</p>		
MLS#19-448070		
Jon Sands Mary Beth Wood COLDWELL BANKER RESI	310-704-6612	www.10701wilshire406.com

10116 EMPYREAN WAY #202 Open 11-2		rev
\$1,795,000	2+3 CONTEMPORARY	
BEST VALUE IN LE PARC!		
<p>Tastefully updated in 2007. Foyer entrance opens to a spac liv/din area w/hi ceilings, recessed lght, crown moldings and flpc overlooking a lg balcony conducive to indoor/outdoor entertaining. Beautifully redone kitch with dbl ovens, gas cook top, and stainless appliances. Brkfst area opens on to greenery and balcony. Gracious mstr suite with hi ceilings, recessed lght, crown moldings, and dbl walk in closets. Mstr ba w/spa tub, dbl sinks, and separate shower. Spac second bed w/own ba.</p>		
MLS#19-425664		
Laurie Kradin DOUGLAS ELLIMAN OF C	310.806.0969	Blt-Ins,Cbl,Dshwshr,Dryer,Elvtr,Other

10750 WILSHIRE BLV, UNIT 704 Open 11-2		NEW
\$844,000	2+2 MID-CENTURY	
THE WESTFORD #704		
<p>A light filled condominium residence, beautifully presented with modern, sophisticated simplicity, offered in The Westford, with Century City views. Highly desired, west-end Wilshire Corridor access, just blocks to Westwood Village. A formal entry leads to an open concept living/dining with floor-to-ceiling glass, full-length balcony, wet-bar, art-lighting, blonde hardwood floors and adjacent kitchen – all with views. With split bedrooms, the views continue as you enter the master suite...</p>		
www.Westford704.com		
T. Rustad P. Maurice RODEO REALTY - BH	310-623-8825	

10375 WILSHIRE #9F Open 11-2		rev
\$1,395,000	1+3 TRADITIONAL	
MANHATTAN UPPER WESTSIDE STYLE ON WILSHIRE		
<p>A truly exceptional, sophisticated, timeless residence at one of Wilshire Blvd'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. Tasteful and stylish, this is the perfect home, pied-de terre or Los Angeles residence.</p>		
MLS#19-466936		
MICHAEL HIATT SOTHEBY'S	3104814342	10375wilshire.com

390 S SEPULVEDA BLV, UNIT 109 Open 11-2		NEW
\$789,000	2+2	
BEAUTIFULLY UPDATED UNIT IN PRIME WESTWOOD		
<p>New flooring through the dining, kitchen and living room w/ high ceilings, crown molding, and recessed lighting. Cozy living room w/ fireplace, custom Venetian plaster & large window. Upgraded kitchen's w/ s/s appliances, new cabinetry, & granite counters. Spacious bedrooms & baths w/ black granite flooring, & master jacuzzi chamber. Full amenities steps from your door with pool, sauna, fitness center & conference facilities. Moments from dining & shopping. A hideaway right in the midst of it all!</p>		
390SepulvedaBlvd.com		
SF Jones/CKelly COMPASS	310.579.2200	

10535 WILSHIRE BLVD #PH 7 Lunch 11-2		rev
\$1,395,000	2+2 1sty-CONTEMPORARY	
PRESTIGIOUS PENTHOUSE ON THE 19TH FLOOR		
<p>Prestigious 19 floor Penthouse at Wilshire Marquis Luxury High-Rise Condo. Warner School. Double Entry Wood Door to the unit brings you to the large open living room & dining area w/ two romantic fireplaces & large balconies with a 185 degrees gorgeous city, ocean view & Catalina -perfect for entertaining. The building includes 24-Hr Security, Swimming Pool, Spa, Sun-deck, Lovely Outdoor Garden Patio, Gym w/new Equipment, Rec Room, Sauna, BBQ Area, 3 Tennis Courts Including 2 on the Roof-Top.</p>		
AMAZING VIEWS OF THE OCEAN AND CATALINA		
MLS#19-468164		
Vangelis Korasidis COLDWELL BANKER BH	310-247-1500	

10445 EASTBORNE AVE #202 Open 11-2		NEW
\$719,000	2+2 CONTEMPORARY	
BEAUTIFUL CONDO IN PRIME WESTWOOD		
<p>Come home to this light and bright top floor unit situated in lovely Westwood moments away from Fairburn School & Westfield Shopping Center. Open floor plan where the living, dining, beautifully updated kitchen & private balcony flow together. Master bedroom w/ ensuite bath & an extensive walk-in closet. This controlled access complex is comprised of 3 small buildings and accented by lush landscaping throughout. Move-in today and live blocks from local shopping, dining, & entertainment.</p>		
10445Eastborne.com		
SF Jones/ MLewis COMPASS	310.579.2200	

12345 DEERBROOK LN Open 11-2		NEW
\$5,950,000	4+6 POST & BEAM	
BRENTWOOD MID-CENTURY MODERN		
<p>1958 post and beam architectural by modernist master Harry Gesner reimagined by award-winning firm Griffin Enright. Located in the coveted architecturally sensitive community of Crestwood Hills, just minutes from all the best shopping, dining and lifestyle offerings that Brentwood has to offer, this extensively remodeled 4-bedroom (plus media room) home features panoramic city and ocean views, exacting execution and attention to detail.</p>		
Blt-Ins		
MLS#19-441554		
Billy Rose THE AGENCY	3106502999	

06 Brentwood Single Family

TUESDAY

3289 MANDEVILLE CANYON RD	Open	11-2	NEW
\$3,749,000	5+4	2sty-TRADITIONAL	



STUNNING MANDEVILLE HOME ON A 17K SQFT FLAT LOT

Walled-in private, park-like bckryd surrounded by sycamores. Entertainer's & family's dream w/sparkling pl, spa, & outdr bbq area. Mini estate w/ privacy and indoor-outdoor flow. Sweeping drive & motorcourt, w/ prkng up to 12 cars. Wide plank French oak flrs. Dbl-height entry, living rm, dining rm. Large, eat-in kit w/ island open to fam rm. Ofc/bedrm, new pwrdr rm, 3-car garage. Upstairs:master suite w/ walk-in closets & master bath, 3 addt bedrms, 2 baths, library, multi-purpose/screening rm.

MLS#19-449982
 Durbin/Spector 310-749-8827
 COMPASS

Stove, dbl oven,fridge, washer & dryer

2305 CANYONBACK RD	Open	11-2	red
\$2,995,000	3295000	4+4.5	



SPECTACULAR MOUNTAINGATE GEM!!

24-hour Security patrol, scenic canyon views, Completely remodeled with 4,488 square feet. Large living room with a 12-foot ceiling, updated kitchen, family room, large dining room, one bedroom and bath off kitchen, breakfast area. Master with views, spa-like bath & walk-in closet. Two additional en-suite bedrooms.The resort-like backyard includes gardens, and built in BBQ.Two-car garage with direct access. A short drive to five excellent private schools and the Skirball Cultural Center.

MLS#19-449982
 Durbin/Spector 310-749-8827
 COMPASS

WWW.2305CANYONBACK.COM

1277 N NORMAN PL	Open	11-2	NEW
\$3,499,000	5+5	TRADITIONAL	



Experience this open, warm and inviting traditional in the hills of Brentwood. A great entertaining home, the living spaces open to a delightful outdoor dining patio and tranquil backyard bathed in light. A beautiful cook's kitchen is open to the dining and family room, providing for perfect gatherings. With 5 official bedrooms and 5 baths, the versatility and flow of this floor plan offer great options. Hiking trails & nature are right out your front door while still being close to everything!

MLS#19-470084
 Susan Newirth 310-740-4029
 COMPASS

BBQ,Dshwshr,Dryer,Frzr,Micro,Other

116 S CARMELINA AVE	Open	11-2	rev
\$7,695,000	6+8	CONTEMPORARY	



PAINSTAKINGLY DESIGNED AND BUILT TRANSITIONAL ENGLISH MANOR

Transitional English Manor House on picturesque Carmelina Ave custom built by current owners in 2017. Fab cook's kitch w/ Lacanche range, oversized island & breakfast banquette; expansive double fam rm opens thru Fleetwood drs to gorgeous gardens & pl/spa. Master suite features a bar, FP, lavish BA & custom closets, vaulted ceilings & lg pvt terrace. Basement inc a bar, climate-controlled wine cellar, gym, massage rm, fam area, movie theatre, guest suite & powder rm. A truly rare offering!

MLS#19-448664
 David Offer 3108209341
 BERKSHIRE HATHAWAY

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

2107 STONEY HILL RD	Open	11-2	NEW
\$3,195,000	3+4	VILLA	



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

3 bd/3.5 ba, 4600+ sqft Living rm & dining rm fit f/ royalty w/vaulted, double-height ceilings, inlaid hardwood floors. Living/Dining area open to terrace w/ BBQ. Chef's kitchen, family room w/ wet bar/fridge. Master Suite w/sitting area, marble fireplace, & full bath w/huge shower, spa tub. Secondary bedroom en-suite & 3rd bd/library/office w/20ft ceilings, picture window & built-in bookcases. Outside find Scenic Canyon/Pacific Ocean Views! 40ft lap pool. (2) car garage w/direct entry

MLS#19-472152
 Roger Perry 310-740-4029
 RODEO REALTY - BH

www.RogerPerry.com

13158 BOCA DE CANON LN	Open	11-2	rev
\$5,995,000	3+3	1sty-RANCH	



RARE OPPORTUNITY IN MANDEVILLE CANYON - 29,822 +/- SQFT LOT

This gorgeous park-like lot studded with mature trees and verdant gardens is poised on Mandeville's most desirable private lane. The property features the initial Gate Home designed in 1939 by Paul Williams + subsequent additions which all remain in their original state. The "Lyme Acres" setting includes an ambling, shaded drive for several cars + a 2-car open garage. First time on the market in 60 years. Truly a lifetime opportunity for developers or owner users!

MLS#19-453684
 Joan Caplis/Susan Stark 310-748-2208
 CB BW / COMPASS BW

10351BocaDeCanon.com

165 S GRETN GREEN WAY	Open	11-2	NEW
\$2,625,000	2+2	1sty-TRADITIONAL	




GREAT OPPORTUNITY TO RENEW OR REBUILD!

Wonderful opportunity to bring this well-loved & cared for home to life with your own personal style and taste. Partially remodeled in the mid 90's w/ an addition to the back, one could move in & enjoy or remodel entirely. Charm of original architecture with bright, expanded kitchen and den. The pitched ceiling and large skylights let the sunshine in. Great indoor/outdoor flow. Sited on a 7,356 Sq. ft lot, a beautiful & private garden.

MLS#19-472016
 Maslon & Brock 424-202-3298
 DOUGLAS ELLIMAN

Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

320 S SALTAIR AVE	Open	12-2	rev
\$5,495,000	6+5	TRADITIONAL	



GORGEOUS "HAMPTONS" EAST COAST TRADITIONAL IN BRENTWOOD

Simply one of the most beautiful homes available today. Private, gated and hedged from the street is this STUNNING classic "Hamptons" East Coast Traditional with fabulous grassy front yard and "porch" with a swing. Beautifully updated, each room has high ceilings and windows with beautiful light.Truly an amazing property for entertaining and family moments where a lifetime of memories can be created.

MLS#19-464062
 Valerie Fitzgerald 3102857515
 COLDWELL BANKER RESI

PRIVATE / REDONE / MUST SEE!

2333 MANDEVILLE CANYON RD	Open	11-2	red
\$10,995,000	6+7.5	3sty-SEE REMARKS	



DRAMATIC PRICE ADJUSTMENT!

Brand-new gated estate built in 2019. A unique blend of custom details make this exciting & sophisticated Smart home one not to miss! Just some of the features include state-of-the-art chef's kitchen; library w built-in cabinetry +custom sliding barn doors; enormous dining room +double butler's pantry; 2 guest/maids suites; Stunning Master Ste +luxe bath; 3 guest suites +family room loft; pool/spa. Extraordinary basement w custom bar, game area, theatre, wine room/cellar, gym +steam room.

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

2333Mandeville.com

1122 S GRETN GREEN WAY	Open	11-2	rev
\$4,695,000	5+8	3sty-TRADITIONAL	



STUNNING THREE STORY TRADITIONAL WITH MODERN DETAILS.

Recently completed construction. Open floor plan includes formal living and dining rooms, chef's kitchen with state-of-the-art appliances, double island and adjacent great room. Pocket walls of glass provide indoor/outdoor lifestyle. Second floor features beautiful master suite plus three additional bedroom suites. Basement level has theater, library/office, gym, sauna, and wine cellar. Private backyard includes pool and mature landscaping. Gated parking, garage, and Control4 system.

MLS#19-469144
 Simon Beardmore 3108926454
 COMPASS

TUESDAY

919 N KENTER AVE	Open	11-2	rev
\$2,839,000	4+3	MID-CENTURY	



MID-CENTURY POOL HOME

Amazing Custom Mid-Century built for current owner, located on large flat lot approximately 14,932 Sqft. Double door entry leads to a spacious light filled LR w/ high vaulted ceilings, FP & wet bar, Dining Area & Family rm w/ FP, all which open on to a comfortable covered patio overlooking sparkling swimmers pool, large grassy yard that is private w/ lovely mature trees. Updated kitchen has a stainless gourmet cooks stove & a large brkfst area. Excellent floorplan for entertaining & families.

MLS#18-408294
Mary Beth Woods 310-777-6351
COLDWELL BANKER BW

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

11840 DOROTHY ST #302	Open	11-2	rev
\$1,489,000	3+3	CONTEMPORARY	




WELCOME HOME.

This progressive condo boasts a coveted location near the Brentwood Country Mart and numerous restaurants & shops on an idyllic stretch of San Vicente. The home features two bedrooms with cascading light, as well as a master bedroom with its own balcony, ample closet space & bath with dual sinks. The kitchen features granite countertops & stainless steel appliances, flowing into the expansive great room where glass sliding doors inundate the space with natural light.

MLS#19-463970
SMITH & BERG | B. SMITH 310.500.3931
COMPASS

11840dorothy.com

2951 MANDEVILLE CANYON RD	Open	11-2	rev
\$1,995,000	4+3	MID-CENTURY	



STRIKING 1960 MID-CENTURY IN MANDEVILLE CANYON

Only 5 minutes drive up Mandeville from Sunset, this terrific 1960 mid-century has been in the same family for over 50 years. A large flat lot surrounded by hills and trees affords supreme privacy and the opportunity for a pool if desired. High pitched post-and-beam ceilings, clerestory windows and a great layout - with a polish this architectural home will be magic.

MLS#19-461566
Geoff Clark 3234593845
COMPASS

Blt-in Dshwshr,Wshr/Dryr,Grbg Disp,Micro

06 Brentwood Lease

1940 MANDEVILLE CANYON RD	Open	11-2	rev
\$19,500	5+4.5	2sty-TRADITIONAL	



PRIME LOWER MANDEVILLE LEASE - AVAILABLE NOW!

Lovely gated custom Traditional with swimmer's pool, spa, patios + grassy yard. Extremely spacious & livable. 5000+ sqft flr plan includes a living rm, dining rm, library/office & grand family rm. Deluxe gourmet kitchen w/breakfast area adjoins a maid's suite w/full bath. Private master ste w/ fp & separate sitting area + his/hers walk-thru closets & deluxe bath. 2 gst bedrms share Jack & Jill bath & 1 is ensuite. All you could ask for and more - an exceptional offering. Easy to show!

MLS#19-464266
Susan Stark/Joan Caplis 310-345-7450
COMPASS BW / CB BW

1940Mandeville.com

06 Brentwood Condo / Co-op

11657 CHENAULT ST #104	Refresh.	11-2	NEW
\$1,449,000	2+4	4sty-CONTEMPORARY	



UNIQUE, SLEEK & CHIC DOUBLE-SUITE IN CHENAULT FLATS

2014 condo conversion. A combined two 1br+1.5ba w/ one APN number. Part of the unit (1br+1.5ba) is rented for \$3,500 per month until mid October. It features; high-end contemporary finishes, designer kitchen w/custom cabinetry, quartz counter top w/glass tile back splash, living/dining ares w/open floor plan, recessed lighting, balconies, spacious master bedrooms w/custom organizer closets, en-suite bathrooms & in-unit wash/dryers. BLDG provides furnished courtyard area w/pool, decking & Gym.

MLS#19-471976
Irene Arathoon 310 285-7584
COLDWELL BANKER RESI

Dshwshr,Dryer,Grbg Disp,Micro,Fridg.

07 West L.A. Single Family

1643 S CARMELINA AVE	Open	11-2	rev
\$2,995,000	5+4	ARCHITECTURAL	



PRICED UNDER MARKET VALUE FOR IMMEDIATE SALE

Stunning new architectural home. This large square footage can not be duplicated. This home is a marriage of light and design with a breathtaking indoor/outdoor flow accentuated by an open floor plan. Chef's kitchen w/ top of the line appliances & dual refrigerators. Light & bright master suite w/ walk-in closet, & private terrace. White oak floors, Italian tiles, alarm system & surround sound. Stunning ROOF TOP DECK w/ 360 degree views. This home is the definition of sophisticated class & style.

MLS#19-464732
Flora Aston 310-480-3585
COMPASS

Blt-Ins,Cent Vac,Dshwshr,Dryer,Grbg Disp

11966 GORHAM AVE	Open	11-2	rev
\$2,789,000	4+4	3sty-SPANISH	



SECLUDED SETTING

Through the foyer, soaring ceilings complement the expansive great room with natural light via glass sliding doors. Joining this space is a built-in bar & dining room, flowing onward into the kitchen & additional living space, lined with glass sliding doors that open to a central courtyard. The upper level is home to three en suite bedrooms including the master, complete with high ceilings & ample closet space, while the home's lower level features a gym & access to the three-car garage.

MLS#19-458848
SMITH & BERG | EDMOND 310.500.3931
COMPASS

11966gorham.com

09 Beverlywood Vicinity Single Family

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

9545 OAKMORE RD	Open	11-2	NEW
\$3,595,000	5+4	TRADITIONAL	




5 BD 5 BA IN BEVERLYWOOD HOA


Located in prime Beverlywood, this newer custom home offers sophisticated living on a grand scale. Downstairs boasts a private guest bedroom suite, plus powder room, oversized dining room, and office. Gracious living room and separate den each have their own cozy fireplace. Gourmet eat-in chef's kitchen leads to spacious, private back yard. The extravagant master suite includes seating area with fireplace. This luxurious estate truly combines an incredible location with unsurpassed elegance.

Naomi Selick 213.280.9120
DOUGLAS ELLIMAN


2257 HILLSBORO AVE		Refresh.	11-2	NEW
\$1,899,000	3+2	TRADITIONAL		
				
BEAUTIFUL TRADITIONAL IN BEVERLYWOOD				
<p>3bd, 2ba Traditional situated on a tree lined street in desirable Beverlywood. Updated home, expansive layout, huge family room w/ fireplace, built-ins, kitchen w/ adjacent laundry, well designed bedrooms, ample closets, expansive open patio, mature landscaping ensuring privacy. Beautiful hardwood floors, central air/heat, recessed lighting, detached two car converted garage w/ 1/2 bath.</p>				
MLS#19-471488				
Jim Ostridge	310.857.8827	Dshwshr,Dryer,Grbg Disp,Micro,Wshr		
DOUGLAS ELLIMAN				

1630 S GARTH AVE		Open	11-2	NEW
\$1,095,000	3+2	SPANISH		
				
SPACIOUSLY DESIGNED HOME IN TRENDY CRESTVIEW NEIGHBORHOOD				
<p>Private, Spanish style home in Beverlywood Area. Open living room, formal dining area and remodeled kitchen. The backyard features a private patio with hot tub. The home is filled with an abundance of natural light, charm and details such as high barrel ceilings, fireplace, ample storage, hardwood floors, central A/C, newer windows and builtins.</p>				
Ben Bellet / Zack Grakal		310770124		
KELLER WILLIAMS				

9767 MONTE MAR DR		Lunch	11-2	rev
\$3,895,000	5+6	2sty-CONTEMPORARY		
				
WWW.BEVERLYWOODDREAM.COM				
<p>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.</p>				
MLS#19-467386				
Vangelis Korasidis	310-247-1500	www.BeverlywoodDream.com		
COLDWELL BANKER BH				

2500 BEVERWIL DR		Refresh.	11-2	rev
\$3,795,000	4+5	MODERN		
				
MODERN WARMTH REDEFINED				
<p>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.</p>				
MLS#19-467206				
Lee Ziff	310-991-3977	BBQ,Dshwshr,Dryer,Frzr,Grbg Disp,Other		
KELLER WILLIAMS BH				

5933 SPELTHORNE LN		Open	11-2	rev
\$1,915,000	5+3	2sty-MEDITERRANEAN		
				
YOUR CLIENTS WILL LOVE YOU!				
<p>Stunning 4+3 home in The Faircrest, a private community in the heart of the city. Features include:a dramatic 2 story foyer, great room with fireplace, a formal dining area that overlooks the lush green yard/rose/floral garden.Gourmet kitchen with stainless steel appl, an oversized island, walk in pantry, a laundry room, guest/maids. Upstairs a fabulous master suite. The master walk in closet was extended with custom builtins. Centrally located to DTLA, Beverly Hills and 10 freeway close.</p>				
MLS#19-463872				
Darlene K. Kelly	3109905339	Blt-Ins,Dshwshr,Dryer,Grbg Disp,Micro		
CORE REAL ESTATE GRO				

09 Beverlywood Vicinity		Condo / Co-op		red
1450 S BEVERLY DRIVE #303		Open	11-2	
\$1,149,000	2+2.5	1sty-CONTEMPORARY		
				
STUNNING CONDO IN PRIME BEVERLYWOOD ADJ. LUXAURY COMPLEX				
<p>Stunning 2BR+2.5BA condo in prime Beverlywood Adj. location features formal entry, lrg elegant dining area, living rm w/fp & sliders out to prvt balcony, chef's galley kitchen w/SS appls & breakfast bar and eat-in area. Master BR w/ balcony lrg dbl closets & luxurious master BA and generous 2nd BR w/ensuite BA & balcony. Includes hrdwd flrs, central HVAC, laundry in unit & ample storage areas. Building amenities include gym, extra storage & secured tandem parking. Close to BH, Pico/Beverly shops.</p>				
MLS#19-463346				
Jeremy Ives	(310)858-1902	1450SouthBeverlyDrive303.com		
COMPASS				

10 West Hollywood Vicinity		Single Family		NEW
827 N CURSON AVE		Open	11-2	
\$4,195,000	5+6	2sty-MODERN		
				
LUXURY NEW CONSTRUCTION				
<p>This brand-new construction modern farmhouse with a roof-top entertainer's deck is nothing short of spectacular. Built to perfection in the heart of the iconic Beverly Grove, this stunning smart home offers 5 bedrooms, 5.5 bathrooms, office, theatre, wine room, a Chef's kitchen, an ultra-glamorous master-suite, pool/spa with waterfalls, a fireplace-lit private garden and an awe-inspiring roof-top entertainer's haven - all custom designed and fitted with exquisite polish and sophistication.</p>				
MLS#19-448572				
Or Brodsky	310-623-2319	www.827curson.com		
COLDWELL BANKER BHN				

513 NORWICH DR		Open	11-2	NEW
\$2,679,000	3+4	MODERN		
				
PRIVATE & LUXURIOUS WEST HOLLYWOOD HOME W/ RECORDING STUDIO				
<p>A spectacular opportunity for musicians, composers, entertainment industry professionals & all those who value privacy, location & luxury. Ideally positioned on a tree-lined street, this sophisticated turnkey residence boasts an enviable layout & flow for indoor-outdoor living. Fully remodeled w/ thoughtful, stylish design. Main house features two generous bedrooms w/ensuite baths. The detached guest house was built by famed architect George Augspurger as a professional recording studio.</p>				
MLS#19-468986				
The Kostrey Collection	323-785-7545	Pool, Fridge, Rng/Ovn, W/D, Dishwshr		
NOURMAND & ASSOC-HW				

717 N MARTEL AVE		Open	11-2	NEW
\$1,959,000	3+3	CALIFORNIA BUNGALOW		
				
WEHO MINI COMPOUND RETREAT				
<p>Completely hedged for ultimate privacy, this updated 2 bed 2 bath main house features an open floor concept. The sleek updated kitchen is the perfect spot to entertain. A formal living room and den that spills out to the back-yard oasis is truly the magical spot of the house. The master bedroom has a set of French doors that spill out to the Zen like back yard.</p>				
MLS#19-455386				
B. Farrugia A. Lascano	424.253.5489	AlphonsoBjorn.com		
HILTON & HYLAND				

1010 HANCOCK AVE		Refresh.	11-2	rev
\$2,275,000	4+4	ARCHITECTURAL		
				
BEAUTIFUL ARCHITECTURAL 4-BEDROOM INCLUDING GUEST HOUSE				
<p>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.</p>				
MLS#18-416852				
Vangelis Korasidis	310-247-1500	MOTIVATED SELLER -Highly Valuable WDR3C*		
COLDWELL BANKER BH				

TUESDAY

10 West Hollywood Vicinity *Condo / Co-op*

1100 ALTA LOMA RD #1404	Open	11-2	NEW
\$3,195,000	2+3	CONTEMPORARY	



EXCEPTIONALLY DESIGNED CONDO IN PRIME WEST HOLLYWOOD

Rarely does a home of this exceptional quality & design come available in one of LA's most iconic luxury high-rises, Empire West. Featuring one of the largest floor plans available w/ unobstructed city views, this exquisite designer-remodeled residence features imported fixtures, herringbone walnut wood flooring, walls of glass and designer details w/ no expense spared. An additional renovation of the rooftop pool is under way & features incredible 360 degree city & ocean views.

MLS#19-450810
Neyshia Go COMPASS 3108828357
Blt-Ins,Cbl,Dshwshr,Dryer,Micro,Other

906 N DOHENY DR #307	Open	11-2	NEW
\$599,000	1+1	CONTEMPORARY	




WEST HOLLYWOOD CONDO!!!

Light and bright front facing, designer done condo. No expenses spared in the finishes throughout. Beautiful wood flooring in living room, bedroom, and hallways. Granite kitchen countertops with stainless steel appliances including dishwasher, oven, range and refrigerator complete w/under cabinet lights. Gorgeous marble bathroom with oversized shower, custom vanity and over the counter sink. Huge finished walk-in closet. Tons of storage with custom built-ins. Prime Location!!!

MLS#19-472218
Lee Ziff KELLER WILLIAMS BH 310-432-6511
Cbl,Dshwshr,Micro,Rng/Ovn,Fridg

8788 SHOREHAM DR #23	Open	11-2	rev
\$1,695,000	2+3	CONTEMPORARY	



SUNSET STRIP-WEHO | VERY PRIVATE CONDO | 2BD+2.5BA | 2,250SF

Sophisticated 2BD+2.5BA+Office 2,250 SF condo in private celebrity 15-unit building. Open living-dining room has fireplace, recessed directional lighting, Brazilian wood floors, & covered terrace. Entertainer's kitchen-family room has modern Italian design, wood cabinets, Caesarstone counters, Viking appls, & travertine floors. Master boasts city views & balcony, walk-in closet & spa-like bath. Perfect house alternative with windows on 3 sides. HOA dues include earthquake insurance.

MLS#19-448150
ST. JAMES + CANTER 310-704-4248
BERKSHIRE HATHAWAY STJAMESCANTER.COM

1200 N SWEETZER AVE #1	Open	11-2	rev
\$1,299,000	3+3	ARCHITECTURAL	



MODERN ARCHITECTURAL IN WEST HOLLYWOOD

Modern architectural w/soaring ceilings & walls of glass. Award-winning building design by Aleks Istanbulu. As the model unit, this is the only home w/2 separate outdoor spaces & a front door w/direct access to Sweetzer. Open-concept living spaces w/cherry hardwood floors, gorgeous built-ins, powder room, & an immaculate kitchen. Master suite w/2 custom closets, tree-top views, & luxurious spa-like bath. Two guest rooms & bath. No common walls. Walking distance to all WeHo has to offer!

MLS#19-468446
Jennifer Eckert 323.252.9451
NOURMAND & ASSOC. www.1200sweetzer1.com

839 LARRABEE ST #8	Refresh.	11-2	rev
\$1,195,000	2+3	CONTEMPORARY	




SPACIOUS WEST HOLLYWOOD CONDO

Stunning designer 2BD plus loft / 2 1/2 BA town home in prime West Hollywood, within walking distance to shopping, dining and entertainment. This two story + loft features over 1,700 SF of expansive living spaces flooded with light. Perfect for entertaining.

MLS#19-457992
Jody Katz Pritikin 310-930-9200
RONALD KATZ All Kitchen Appliances

10 West Hollywood Vicinity *Lease*

838 N DOHENY DR #A	Open	11-2	NEW
\$15,000	2+3	CONTEMPORARY	



JAW DROPPING CORNER VIEW PENTHOUSE

Completely remodeled 2 bedroom condo has jaw-dropping 270-degree views of Beverly Hills, Downtown and the Hollywood Hills. Fleetwood sliding glass doors lead to an expansive balcony, open concept living room-dining room. Recently remodeled building boasts a stunning lobby, 24-hour concierge, valet parking, ground level pool, a rooftop pool, fire-pits, sundecks, gym, advanced building systems & security technology. Strategically located, an easy walk to restaurants, shops and nightlife

MLS#19-418406
Trista Rullan 310.858.5476
HILTON & HYLAND HiltonHyland.com

11 Venice *Single Family*

824 VENEZIA AVE	Lunch	11-2	NEW
\$3,085,000	4+4	2sty-CONTEMPORARY	



SOPHISTICATED CONTEMPORARY WEST OF LINCOLN

4BR/4BA remodeled property that exudes a warm, inviting atmosphere and offers an open flr pln ideal for entertaining. Chef worthy kitchen boasting premium appliances, Caesarstone countertops, custom cabinets & breakfast bar. Spacious MSTR w/ his&her closets. Elegant MSTR bath w/ seamless shower & spa tub. Features: Wd flrs, recessed lights, Sonos system & tankless H2O heater. Enormous rooftop deck w/sweeping views in every direction complete w/outdoor kitchen. Garage has been converted to office.

Nikki Hochstein COMPASS 3109681116
Range, oven, dishwasher,garbage disposal

12 Marina Del Rey *Single Family*

3117 YALE AVE	Lunch	11-2	NEW
\$2,699,000	4+4	2sty-TRADITIONAL	




JOIN US FOR TACO TUESDAY IN THE GOLDEN TRIANGLE

Golden Triangle Trad, lovingly owned & meticulously maintained by the same family for 35+ years. This 4 +3 has an incredible 3000 + sqft floor plan, accented with quality cosmetic wood finish work. Open kitchen/family room create a fabulous great room, opening to the private back yard with hot tub. Westerly views from the expansive Master Suite offer soothing sunsets and fresh ocean breezes. Sun-drenched living West of Lincoln, just blocks from Abbot Kinney, beach, Marina. Amazing opportunity!

MLS#19-472062
McLendon/Walpert 310-592-9801
SOTHEY'S INTL RLTY www.3117Yale.com

12459 ANETA ST	Open	11-2	NEW
\$1,270,000	3+2	MID-CENTURY	



DEL REY WITH COOL VIBE POTENTIAL

Wonderful Vibe of Silicon Beach and Westside of Los Angeles at the end of cul de sac with 2 street access without an alley! Fruit trees like orange, lemon and avocado. Sunny and Breezy location cannot be shadowed by anyone to the west.. Good sized living room with several eating areas dining, 2 breakfast bars plus a small den area. Blocks away from Runway Shopping Center- Playa Vista plus minutes to LAX & Marina Del Rey & Westside's finest.

MLS#19-471310
Keith Endow 310-722-2562
BERKSHIRE HATHAWAY H Dshwshr,Hood Fan,Rng/Ovn

TUESDAY

12 Marina Del Rey *Condo / Co-op*

4151 REDWOOD AVE #401	Open	11-2	NEW
\$1,148,000	2+3	ARCHITECTURAL	



ARCHITECTURAL TOWNHOME IN THE DEL REY

The open spacious layout features soaring ceilings with walls of glass providing an abundance of natural light throughout & engineered hardwood floors. The gourmet kitchen offers glass subway tile back splash, Ceasarstone counters, Viking stove & refrigerator, and a large center island. Head up a small staircase to the loft style living area and on the top level find 2 spacious bedrooms w/en-suite bathrooms. Attached private 2-car garage w/direct access & plenty of extra storage space provided.

MLS#19-471588
Jonathan Pearson 310-907-6517
HALTON PARDEE

Blt-Ins,Dshwshr,Rng/Ovn,Fridg

4739 LA VILLA MARINA #D	Open	11-2	NEW
\$1,099,000	3+3	1sty-MID-CENTURY	



EXQUISITELY REMODELED LARGE MDR TOWNHOUSE

IT DOESN'T GET BETTER...beautifully remodeled/updated 1932 sq.ft. 3BR/2.5BA townhouse. Dark Hardwood Floors throughout, Chef's IKEA Island Kitchen open to dining area overlooking spacious Living Room w/fireplace & private patio. Laundry & powder rooms as well. Upstairs Master w/ stunning ensuite, +2 BR/1BA, or use as den/study/office. Direct access private garage w/storage. Community pool/spa on gorgeous grounds close to the beach/Marina, parks, bike path, shopping, entertainment & Ballona Wetlands.

MLS#19-471796
Patricia Anches 'Patti' 310-650-5136
THE HUNTLEY GROUP

Laundry,Dshwshr,Grbg Disp,Rng/Ov,Fridge

13240 FIJI WAY #C	Open	11-2	NEW
\$979,000	3+3	TRADITIONAL	



BEAUTIFUL MUST SEE TOWNHOME

A lovely, comfortable, well maintained townhome with 3 bedrooms, 2.5 baths on 3 levels. Large master bedroom with vaulted ceiling. Master bath and guest bath have been remodeled and the kitchen has been updated. Hardwood floors in the living areas and carpet in the bedrooms. Private entrance from the street. 2 car attached garage. Offered furnished or unfurnished with price reflecting unfurnished.

MLS#19-470938
N Singular, T Eavers 3107101101
ENGEL & VOLKERS BH

Dshwshr,Dryer,Washer,Range,Refrigerator

3506 BEETHOVEN ST	Open	11-2	NEW
\$1,300,000	3+1	MID-CENTURY	



REVIVE A GREGORY AIN GEM

This home has a lot of natural light & great outdoor space. The Mar Vista Tract was designed by Gregory Ain in collaboration with Joseph Johnson & Alfred Day. In 2003, the Mar Vista Tract became the first Post-World War II Modern historic district in the City of Los Angeles, officially known as a Historic Preservation Overlay Zone ("HPOZ"). For more information on the architecture preservation of these desirable homes visit preservation.lacity.org.

MLS#19-471712
Sherri Noel
KELLER WILLIAMS-SANT

Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

12925 FERNDALE AVE	Open	11-2	NEW
\$1,225,000	3+2	TRADITIONAL	



CHARMING BEACH COTTAGE IN A GREAT LOCATION

Ideally located in a peaceful cul-de-sac this light filled home offers 3 bedrooms, 2 baths, & 1,100 square feet of living space. The versatile kitchen offers plenty of cabinetry & countertop space the home cook will appreciate. All of the bedrooms are fitted with spacious closets & provide plenty of space to sleep or work. Both of the bathrooms have light finishes & are ideal for pampering. Contact us to schedule a private showing!

MLS#19-470874
Sherri Noel
KELLER WILLIAMS-SANT

Dryer,Rng/Ovn,Fridg,Wshr

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



BIG BANG FOR THE BUCK

Private & permitted guest quarters/ADU with rent potential of \$30K per year. Comes with a newly renovated 3 bedroom 2 bath home with hardwood floors, new kitchen with waterfall center island, new appliances, master with ensuite bathroom & generous sized walk-in closet. The detached permitted Accessory Dwelling Unit has a separate address, mailbox & electrical panel along with washer/dryer hook ups & own private outdoor experience. The location is amazing since it's only 5 minutes to the beach.

MLS#19-441604
Paul Wylie 323-515-9585
LAMERICA REAL ESTATE

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

13 Palms - Mar Vista *Single Family*

13139 DEWEY ST	Open	11-2	NEW
\$1,830,000	3+3	MEDITERRANEAN	



UPDATED SPANISH IN DESIRABLE NEIGHBORHOOD

Located in the very desirable neighborhood of Mar Vista, this Spanish style updated home is the sun drenched escape you need! Step into the entryway finished with rich hardwood floors, soaring high ceilings and decadent columns. The open floor plan, entertaining will be seamless for bountiful dinner parties! With 3 bedrooms and 3 baths, this house has plenty of space. Entertain or relax in your backyard that has ample room for a dining table, a playground or outdoor furniture.

MLS#19-471022
Kerry Ann Sullivan 310-907-6517
HALTON PARDEE

www.HaltonPardee.com

1409 WALGROVE AVE	Refresh.	11-2	NEW
\$1,788,000	3+2	1sty-CALIFORNIA BUNGALOW	



A PRIVATE HIDEAWAY IN VENICE

On the border of Venice and Mar Vista lies a beautifully remodeled, modern and sleek, home featuring 3 bedroom, 2 bathroom home on an expansive 8800 sq ft lot with detached ADU. Open floor plan with large wrap around kitchen, chef-pleasing counter and cabinet space, that opens to spacious living, and dining areas. Master opens to patio and yard with mature landscaping throughout which enhances privacy in both front and back yards.

MLS#19-437798
Penny Muck 310-907-6517
HALTON PARDEE

www.HaltonPardee.com

14 Santa Monica *Single Family*

16810 BAJIO RD	Open	11-2	NEW
\$6,975,000	6+6.5	2sty-TRADITIONAL	



ARCHITECTURAL DIGEST-QUALITY LONG ISLAND FARMHOUSE

Peerless, artful and sophisticated presentation of the "Long Island Farmhouse". A most impressive offering, situated on an approximately 3/4 acre oak-studded knoll, this sprawling 2-story estate provides space, volume and visual delight at every turn. The current owners have lavished \$1.5MM in upgrading this newly built residence and grounds: An Architectural Digest-quality, warm and classic home, infused with mindful precision and a myriad of contemporary elements, all curated with aplomb...

P. Maurice T. Rustad 310-623-8819
RODEO REALTY - BH

16810BajioRd.com

609 21ST PL	Open	11-2	NEW
\$4,998,000	5+6	2sty-MEDITERRANEAN	



THE BEST VALUE IN SANTA MONICA

Exceptionally spacious and perfect for a large family. A rare find with over 5,200 square feet, below \$5,000,000 located on one of the best streets. 5 large bedrooms, 5 baths, family room, large living room with a fireplace, formal dining room, and a huge kitchen. Wonderful large master suite with fireplace and balcony. Private yard. Franklin School District. Nothing comparable at this price point with this much square footage.

Wynn, Sawaii, Aston 310.480.3585
COMPASS

Built-Ins,Dshwshr,Grbg Disp,Hood Fan

TUESDAY

530 15TH ST	Open	11-2	NEW
\$4,695,000	5+4.5	VILLA	




TIMELESS & CLASSICALLY SOPHISTICATED

Perfectly located on one of the best streets north of Montana. Exceptional floorplan with over 4,700sqft of living space. Solid hardwood floors, archways & a sweeping staircase add to the character & quality of this beautiful home. Private peaceful & serene backyard features a firepit/ water feature, arbor covered dining space & built-in BBQ. Office & guest bdrm downstairs plus 4 bdrms upstairs including a spacious master suite. This move-in Italian villa has the right layout & plenty space.

John Hathorn COMPASS	310.924.4014	FRANKLIN SCHOOL DISTRICT
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1172 CENTINELA AVE #5	Open	11-2	NEW
\$1,450,000	2+3	ARCHITECTURAL	



PRIME NORTH OF WILSHIRE TOWNHOME. APPROX 2K SQFT

2-story entry w/ step down living rm features wood floors, recessed lighting built-ins & f/p. Open kitchen features Silestone quartz countertops, wine fridge & dual dishwashers. Separate loft area w/ f/p, could be 3rd bed. Master suite features high ceilings w/ f/p, 2-closets & large spa-like shower w/ separate soaking tub. 2nd bed features en-suite bath. Central HVAC, in-unit laundry, side by side parking w/ extra storage. Private patio w/ dual pane French doors, has direct access to garage.

MLS#19-471484	Mike Nourmand/Adam Sires NOURMAND & ASSOC.	310.666.3294	Located in Franklin Elementary
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3002 16TH ST	Open	11-2	NEW
\$2,945,000	4+4	CONTEMPORARY	




COMPLETELY REMODELED SUNSET PARK HOME

Natural light & high ceilings greet you the moment you open the door, inside you will find everything you have been looking for. On the lower level is an updated kitchen with top of the line appliances & quartz countertops, as well as a living room with vaulted ceilings that opens to the oversized backyard. Expansive driveway with room for multiple cars to park, two car garage & laundry room, backyard with a custom designed bocce ball court, all new systems, recessed lighting & hardwood floors.

MLS#19-470876	Elizabeth Cappola COMPASS	847-826-4885	Blt-Ins,Dshwshr,Grbg Disp,Micro,Rng/Ovn
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907 LINCOLN #201	Open	11-2	NEW
\$1,295,000	2+2	CONTEMPORARY	



SOUTH OF MONTANA SINGLE LEVEL CONDO

Highly desirable, sprawling single level condominium in prime just south of Montana location with mature trees lining the street, this boutique 6 unit building has just 2 homes per floor. Front/west facing rooms with very high ceilings, flooded with daylight through banks of windows and green views...Large formal entry, huge open plan dining room, plus vast living room with corner exposures, balcony, recessed accent lighting, wet bar and fireplace...

MLS#19-472304	P. Maurice T. Rustad RODEO REALTY - BH	310-623-8819	907lincolnave201.com
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917 19TH ST, UNIT 101	Open	11-2	NEW
\$2,275,000	3+2.5	3sty-VILLA	




STUNNING FRONT-FACING 2010 TOWNHOME

Gorgeous front-facing Santa Barbara Revival-style townhouse just a couple blocks from shopping, restaurants, etc near Montana Avenue. Live turnkey in one of the Westside's best areas with 3-bdrms + 2.5-ba. Cook's kitchen finished with Viking appliances. Master suite complete with soaring ceilings, a fireplace and a luxurious master bath. Watch a movie in your media room or relax at fresco on the private patio. Secure 2 car SxS parking + storage in a pvt, direct-entry garage.

Christopher Watson/Edlen CB - PALISADES	310-849-5183	Blt-Ins,Fridge,Rng/Ovn, W/D
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948 16TH ST #D103	Open	11-2	NEW
\$1,159,000	2+2	SPANISH	



STUNNING TOP FLOOR SPANISH

Timeless charm fills this beautifully renovated, top floor condominium that is located in small Spanish style courtyard building. Abundant natural light and gentle breezes flow through this two-bedroom, two-bathroom residence with the perfect blend of classic details and modern updates. Large picture windows, wood floors, high ceilings, and classic built-ins enrich the large living room. The recently remodeled kitchen features porcelain encaustic tile floors, countertops, and custom cabinetry.

MLS#19-471508	Chris Hicks THE AGENCY	310-980-7980	www.948sixteenth.com
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14 Santa Monica Condo / Co-op

1252 EUCLID ST, UNIT 104	Open	11-2	NEW
\$1,549,000	2+2.5		




TH WITH LOFT/OFFICE AND 560 SQ. FT. DECK WITH PANO VIEWS!

Amazing 3-story TH w/hi walk-ability, close to Wilshire, Promenade, SM Hosp & MTA. Light, 2-lev LR w/ soaring clngs, wd flrs, FP & plntion shitters. Kitch, w/ grnite cntrs/ walk-in pantry. Loft/den overlooks LR, w/ a built-in desk & storge. Both BR's en suite. Mstr w/ walk-in & lg ba w/ sep tub & shwr. Front & rear patios + 2 balc. Patio w/ raised flwer bed for organic grdn! 2nd ofc area near approx. 560 sq ft. 2-level, priv roof-top dck w/ pano vus. Enjoy dining, watch fireworks under the stars.

Halle & Young Group DOUGLAS ELLIMAN	310.874.1542
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2677 CENTINELA AVE, UNIT 309	Lunch	11-2	NEW
\$1,015,000	2+2.5		




SANTA MONICA SCHOOL DISTRICT BEAUTIFUL & BRIGHT CONDO

Gorgeous 3-story penthouse town-home situated in Sunset Park is sure to grab your attention. Light, bright & spacious with an open floor plan make this a comfortable residence. An incredible layout offers 2 bedrooms & 2 full bathrooms & laundry on the 1st level, the 2nd floor hosts the powder room, kitchen, breakfast bar, dining area, open & bright living room w/ vaulted ceilings extending up to a spacious loft (easy conversion to 3rd bedroom), large rooftop terrace with mountain & city views. Pool

Harmony Hoefner SOTHEY'S INT.REALTY	720.917.6269
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1128 17TH ST #E	Open	11-2	NEW
\$1,485,000	3+4	2sty-CONTEMP MED	




THE BEST VALUE NORTH

Beautiful Townhome that exudes coziness & charm. Beautiful kitchen renovation w/ lovely cabinetry & high-end SSA; Comfy Living Rm w/ Fireplace; Exclusive & private Master Suite w/ Living Area. Sizable guest bedrooms each en-suite with their own bathrooms. Hardwood floors throughout. Gated 2-car (sxs) parking w/ home access. The location is optimal w/ respect to restaurants, groceries, cafe's and Schools.

MLS#19-472414	robbie sikora COMPASS	310.710.5214	www.1128-17th.com
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851 11TH ST #102	Open	11-2	red
\$1,450,000	2+2	CONTEMPORARY	



ELEGANT AND SPACIOUS UPDATED SINGLE LEVEL CONDO


Massive wrap around patio w/ elevator from building foyer to a 2 car side by side private garage and storage. Approx 1700 soft w/ Harwood floors, large dining room, recessed lights, laundry room, beautifully done kitchen w/ breakfast area, Master suite w/ sitting area. Close proximity to the beach and Montana Ave.

MLS#19-455630	Gary Limjap COLDWELL BANKER RESI	310-430-0818	Blt-Ins,Dshwshr,Dryer,Elvtr,Grbg Disp
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TUESDAY

15 Pacific Palisades Single Family

915 AMALFI DR	Open	11-2	NEW
\$12,995,000	1+1	OTHER	



MLS#19-470886

David Offer
BERKSHIRE HATHAWAY

310-820-9341

DOUBLE LOT WITH DRAMATIC VIEWS IN THE RIVIERA

Extremely rare double lot consisting of almost 1 acre of land, nearly all flat, w/ 200' of frontage on coveted Amalfi "Rim" in the Riviera. Dramatic vistas & towering eucalyptus trees, this magical property represents a unique opportunity to expand/remodel the existing Classic Trad home (using permit-ready plans by renowned architect, Marc Appleton) or to imagine one new estate (on aprx 38k+ sq ft of land) or two new estates each on aprx 19k sq ft lots, designed to your exacting specifications.

www.915amalfi.com

325 TOYOPA DR	Refresh.	11-2	NEW
\$9,850,000	6+5.5	SPANISH	



Hollingsworth/Leff
COMPASS

310-613-3071

COFFEE CART ON SITE. COME ENJOY!

Situated in the desirable Huntington Palisades on an expansive 14k+ corner lot, this Mediterranean estate was custom built in 2003 & meticulously updated in 2018. The property is beautifully hedged & landscaped for complete privacy. The interior which exudes charm, elegance & warmth is ideal for entertaining & comfortable living. 4 bedrms plus office/gym upstairs. Guest en-suite & additional bedrm/den downstairs. Backyard includes pool, jacuzzi, outdoor kitchen/BBQ & lush landscaping throughout

14920 RAMOS PL	Open	11-2	631 B7	NEW
\$7,895,000	6+6	2sty-SPANISH		



Laurie Hudson
BERKSHIRE HATHAWAY

3108902160

A+ HUNTINGTON PALISADES LOCATION

Sensational almost 18,000 square foot usable lot in best Huntington Palisades location. Existing house is approximately 4376 sq.ft. and is a heavy fixer that could be remodeled; or start over and create the Palisades dream. Fantastic options and opportunity.

716 ALMAR AVE	Lunch	11-2	NEW
\$3,975,000	3+4	SPANISH	



Zach Goldsmith
HILTON & HYLAND

310.908.6860

CHARMING STORYBOOK SPANISH

On an oversized lot in prime El Medio Bluffs. All the character of an original 1920's Spanish(i.e.2-story entry, wood beamed ceilings, arched hallways, terra cotta roof tiles, handcrafted tile & iron work), yet recently built w/modern amenities (ie. open floor plan, high ceilings, modern kitchen, surround sound, walk-in closets etc.). 3 Large bedrooms + 3 baths & a laundry room up.

HiltonHyland.com

1314 AVENIDA DE CORTEZ	Open	11-2	NEW
\$1,998,000	4+3	TRADITIONAL	



Chris Hicks
THE AGENCY

310-980-7980

TRADITIONAL HIGHLANDS HOUSE

This tasteful, traditional, four-bedroom, three-bathroom home with beautiful updates throughout is located in the Pacific Palisades Highlands. This home features three bedrooms downstairs and a sumptuous master suite and one bedroom with an attached office upstairs. The kitchen opens to the dining room and the outdoor patio makes entertaining a breeze. Close to hiking and mountain biking trails and a short drive to restaurants and shopping in the Palisades Village, Malibu, and Santa Monica.

www.1314avenidadecortez.com

15228 DE PAUW ST	Open	11-2	red
\$2,600,000	3+2	TRADITIONAL	



MLS#19-458788

Sherri Noel
KELLER WILLIAMS-SANT


310-482-2175

DRAMATICALLY IMPROVED PRICE (\$350K DROP)

Polished hardwood floors usher you throughout while giving the interior an incredible sense of warmth & space. The kitchen offers plenty of light cabinetry, an abundance of countertop space with premium kitchen appliances. Sliding glass doors in the family room provides an indoor-outdoor flow to the backyard. The additional two bedrooms have spacious closets & lots of light. Enjoy everything this prime Palisades location has to offer. Contact us to schedule a private showing.

Micro,Rng/Ovn,Fridg,Wshr

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



MLS#18-412612

Susan Armenti
HOLMBY PARK REALTY

310-292-0740

BEST VALUE IN THE PALISADES!

Beautiful custom built Mediterranean ocean view 5 bedroom, 6 bath home was built with the highest standards. Hand hewn solid walnut floors and doors exemplify craftsmanship which is rarely found. Gourmet cook's kitchen with Sub-Zero appliances and professional Viking stove, Ocean view master with fireplace. Entertain in the large flat backyard with saltwater heated pool, spa, portico and outdoor fireplace. Includes Summit Club membership with HOA. All on a huge, private 31,000 sq ft lot.

16661 CHARME LN	Open	11-1	rev
\$4,350,000	5+5	2sty-TRADITIONAL	



Ali Rassekhi
COLDWELL BANKER

310-359-5695

BEAUTIFUL 2019 REMODELED OCEAN & CITY VIEWS!

Views From Downtown LA to Santa Monica Pier & Catalina Island. Living room with Italian stone fireplace and a 100+ bottle wine cellar has windows overlooking Queen's Necklace views. Family room, kitchen and living room all open up to the huge backyard which has a large pool & spa, built-in BBQ and ample space for entertaining and enjoying the indoor/outdoor lifestyle. First floor also offers 2 guest suites, one that may serve as an office. Second floor offers three private suites. Must see!

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

15 Pacific Palisades Condo / Co-op

722 PALISADES DR	Open	11-2	NEW
\$1,650,000	3+3	CONTEMP MED	



Marta Samulon

310-592-5155

GORGEOUS SEA RIDGE TOWNHOME

Great opportunity in gorgeous and serene Sea Ridge. Move in ready, contemporary townhome with great mountain and lush greenery views. Recently remodeled kitchen, elegant hardwood floors, large windows and high ceilings. Beautiful community pool, spa and bbq area. Minutes to beach, hiking and the new Palisades Village.

1650 PALISADES DR	Refresh.	11-2	NEW
\$1,099,000	3+2.5	3sty-CONTEMPORARY	



MLS#19-469662

Afrouz Nosrati
COLDWELL BANKER

310.500.9343

BEAUTIFUL TOWNHOUSE WITH VIEWS!


Great opportunity to own one of the best desirable floor plan townhouse. Light and bright unit with ample and easy parking for guests nearby. Beautiful patio greets you as you enter the bright foyer. Open floor plan with 3 bedrooms all on the top floor. Large living room with fireplace and soaring ceilings. Dining room with a bar. Recently remodeled kitchen with newer appliances. Remodeled bathrooms. Private two car garage with direct access. Enjoy pool/spa, steam and gym amenities.

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

TUESDAY

17193 PALISADES CIR	Open	11-2	NEW
\$995,000	2+2	2sty-CONTEMP MED	
	GREAT END-UNIT LOCATION. BONUS SQUARE FOOTAGE! VERY SPECIAL!		
Very private w/ beautiful views of greenery & mountains, this home is filled with an abundance of natural light. Highlights include: a sprawling master suite w/ an amazing walk-in closet, an extra-large tiled patio to enjoy outdoor living and an over-sized two-car garage. High ceilings, recessed lights, maple hardwood floors, a 2nd bedroom set-up as a den w/ an efficient Murphy Bed built-in, a formal living room w/ fireplace, a formal dining room w/ elegant wet-bar & an office space await you.			
MLS#19-471210			
Nicolas Beauvy 310-691-9595		www.17193palisades.com	
COLDWELL BANKER PPAL			

15515 W SUNSET BLV, UNIT 209	Open	11-2	NEW
\$920,000	3+2		
Come experience this bright & open 3 bed, 2 bath. 1 block from the Palisades Village shops, restaurants, movie theater & great hiking trails. Close to park, library, Palisades High School & the beach			
Anthony Marguleas (310) 804-1362 AMALFI ESTATES			

17366 W SUNSET #101B	Lunch	11-2	rev
\$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 and dryer in the Unit, all located on the first floor for easy access.			
MLS#19-467228			
Marco Rufo 310-488-6914		Ocean Views!!	
BERKSHIRE HATHAWAY			

16 Mid Los Angeles *Single Family*

2117 S SPAULDING AVE	Open	11-2	NEW
\$699,950	3+2	SPANISH	
	SPANISH CHARMER		
3 Bedrooms and 2 bathrooms has loads of potential. Living room flooded with natural light and built-in bookshelves opens to kitchen with breakfast nook. The cozy den leads to a second story en-suite bedroom with full bath. The garage is converted and has a ¾ bath. This property is great for an owner user or an investor. Probate sale, court confirmation required.			
MLS#19-460766			
Nancy Sanborn 310-777-2858		www.SanbornTeam.com	
BERKSHIRE HATHAWAY			

16 Mid Los Angeles *Income*

1820 CIMARRON ST	Open	11-2	NEW
\$1,100,000		2sty-MEDITERRANEAN	
	WEST ADAMS DISTRICT STUNNING 4-PLEX		
This is a lovely well cared for 4 unit building on a quiet residential street in the West Adams District. There are long term tenants with one unit being delivered vacant. Plenty of storage. The units have hardwood floors, some updates, the roof is fairly new. Apartments have high ceilings, moldings, and the building was recently painted. An excellent property with upside potential. First showings will be May 30th between 12 and 2 PM. At least 2 apartments will be available for viewing.			
MLS#19-466128			
Carole Gillie 310-621-2699		room for washer dryer	
COMPASS			


18 Hancock Park-Wilshire *Single Family*

105 N BEACHWOOD DR	Lunch	11-2	NEW
\$3,299,000	5+6	SPANISH	
	SPANISH GEM IN WINDSOR SQUARE / LARCHMONT VILLAGE		
Impeccably remodeled 1920's Spanish home on raised lot in Windsor Square / Larchmont Village! This sophisticated & captivating home offers 5 large & bright bdrms, 6 bths, large living room, formal dining room, study/media room, Chef's kitchen, hardwood floors, whole-home audio, custom cabinetry, ample storage, views of Hollywood sign, significant architectural details, drought-friendly landscaping, private backyard & 2-car garage. Newer plumbing, electric, HVAC, sewer, roof & bolted foundation.			
MLS#19-471212			
John Duerler 323.462.2748		www.105beachwood.com	
HANCOCK HOMES REALTY			

413 N MCCADDEN PL	Open	11-2	NEW
\$2,995,000	4+3	2sty-COUNTRY ENGLISH	
	ENCHANTING ENGLISH ON A BEAUTIFUL TREE LINED STREET		
2 Story entry welcomes you w/ a sweeping staircase w/ gorgeous stained glass window. Spacious living rm w/ leaded windows, crown moldings, hardwood floors & fireplace. Cozy den w/ bar. Formal dining rm w/ French doors opening out to covered patio overlooking large yard w/ pool. Updated kitchen w/ breakfast area. Maids room & bath. Upstairs master suite w/ sitting area, fireplace, remodeled bath & large walk in closet. 2 additional bedrooms (one with an attached sun room) & remodeled bath.			
Gless,Bartenetti,Llanos 323 810-0828			
COLDWELL BANKER HP		First Time on the Market in 48 Years	


221 S ST ANDREWS PL	Open	11-2	NEW
\$2,495,000	4+2	CRAFTSMAN	
	GLAMOROUS ST ANDREWS CRAFTSMAN		
A Historic Heineman & Heineman c. 1913 craftsman beautifully renovated by noted architect, Barbara Bestor. The perfect blend of old world charm and with glamorous touches, period details include exquisite woodwork, hardwood floors and inglenook fireplace with built-in seating. The kitchen is designed to feel open and inviting with attached family room, featuring Viking and Miele appliances that will impress the most discerning home chef.			
Nancy Osborne 310-795-6600			
HALTON PARDEE		www.HaltonPardee.com	

441 N MANSFIELD AVE	Open	11-2	rev
\$3,795,000	5+7	2sty-CONTEMPORARY	
	A TRUE MUST SEE!		
This stunning Contemporary Spanish is ready to welcome its new owners! Magnificently remodeled, this family home offers an amazing floor plan. Center hallway leads to LR with high beamed ceilings, seamlessly flowing into a grand DR, chef's kitchen and family room with French doors opening up to a private garden, lovely patio and garage/outdoor cabana, with 1/2 bath. Front office/library, delightful den off the kitchen and powder room complete the downstairs. 2nd story offers 5 family BR & 4 BA.			
MLS#19-436440			
L. Brenner / N. Hartman 323.860.4245		Blt-Ins,Dshwshr,Dryer,Frzr,Rng/Ovn,Other	
COLDWELL BANKER HP			

428 N LAS PALMAS AVE	Open	11-2	rev
\$3,750,000	5+4	TUDOR	
	RARE OPPORTUNITY!		
Classic English Tudor designed in 1930 by distinguished architect, Paul Williams! Timeless elegance and authentic period details: impressive wood detailing in the elegant living room and spacious formal dining room, French doors, hardwood floors, leaded glass windows, wood paneled library. Powder room, the kitchen, pantry, breakfast room, maid's room and bath. Upstairs: master bedroom, dressing room, bath, three other bedrooms and two baths. Hancock Park HPOZ and Third Street School.			
MLS#19-464624			
Sandra Boeck 310-621-2699		None	
COLDWELL BANKER HP			

TUESDAY

634 N LAS PALMAS AVE	Open	11-2	rev
\$1,659,000	3+2	1sty-SPANISH	
CREATE A GEM			
 <p>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!</p>			
MLS#19-459814 Loveland Carr Properties 323-460-7606 COLDWELL BANKER HP			
www.634NLasPalmas.com			

6108 WARNER DR	Lunch	11-2	NEW
\$2,795,000	4+4	2sty-SPANISH	
STUNNING 2019 REMODELED SPANISH CONTEMPORARY			
 <p>2019 REMODELED 4BR/4BA bright turn-key. Apx. 3018 SqFt / 7500 SqFt lot. Open Flr plan w/ hardwood flrs, high ceilings & recessed lighting. Family TV room connects to the Chef's kitchen & leads to a covered outdoor dining patio w/ built in BBQ, gorgeous stone hardscape, lawn, saltwater pool & hot tub. 3 en-suite BRs up w/ custom baths. Master ste w/ fireplace, big walk-in closet, balcony & incredible master bath featuring a giant shower w/ white pearl tile, separate cast iron tub & vanity sinks.</p>			
MLS#19-471822 Tony Berns 3107220744 CB BEVERLY HILLS N			
SpanishContemporary.com			

18 Hancock Park-Wilshire Income

1147 KENISTON AVE	Open	11-2	NEW
\$1,250,000		TRADITIONAL	
LOVELY UPDATED DUPLEX IN LONGWOOD HIGHLANDS			
 <p>This exceptionally done duplex is located in the coveted Longwood Highlands. The owner's unit has all the mod-cons you would expect. New engineered wood floors throughout and done to the 9s with a huge open-plan updated kitchen with Carrara back-splash and quartz countertops. The north side tenant occupied unit has an updated kitchen but retains its original charm & layout. Live your life well. Entertain. Relax. Play. Welcome to Keniston where you can lose your car and be on vacation every day!</p>			
MLS#19-456336 Carrabba Group 323-899-2900 COMPASS			
CarrabbaGroup.com			

635 N FULLER AVE	Refresh.	11-2	rev
\$4,295,000	5+5	3sty-MODERN	
A MUST SEE NEW MODERN HOME RETREAT WITH 360 VIEWS			
 <p>Nearly 6000 sq. ft of Indoor/Outdoor Liv Area with a Grassy Yard, Pool/Waterfall, Baja Deck Spa Bringing a ZEN Presence to Your Surroundings. Control 4 Smart Home by Architectural Digest Acclaimed Design/Builder Adam Rimon Rooftop Deck w/ Firepit, Wet Bar & 360 VIEWS Open Floor Plan, Fleetwood Glass Doors, High Ceilings, Great Room, Entertainer Chef's Kitchen, Climate Controlled Wine Closet. Master w/Wet Bar</p>			
MLS#19-434308 Michele Atias 3105008854 RODEO REALTY - BH			
Smart Home BBQ Washer/Dryer Wine Closet			

1234 ALVIRA ST	Open	11-2	rev
\$1,595,000	3+2	1sty-SPANISH	
SPANISH COLONIAL REVIVAL			
 <p>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.</p>			
MLS#19-465798 Peter Whyte 310-650-8480 COLDWELL BANKER			
South Carthay HPOZ			


18 Hancock Park-Wilshire Lease

316 N ROSSMORE AVE #202	Refresh.	11-2	NEW
\$4,750	2+1	FRENCH NORMANDY	
LIVE IN GRAND STYLE AT THE ELEGANT COUNTRY CLUB MANOR			
 <p>Built in 1926, this landmark French Normandy style building retains all the architectural details of the glorious past as well as many modern amenities. Come home to 24 hr doorman & valet parking. Stroll the lushly landscaped grounds or relax in the outdoor spa. This west-facing 2 bedroom, 1 bath unit offers bright, spacious rooms with the warmth of hardwood floors, crown moldings & full length French windows. Located in Hancock Park, just 3 blocks from Larchmont Village.</p>			
MLS#19-470210 Loveland Carr Properties 323-460-7606 COLDWELL BANKER			


19 Beverly Center-Miracle Mile Condo / Co-op

1076 S ORANGE GROVE AVE, UNIT 3	Refresh.	11-2	NEW
\$624,900	2+2	MEDITERRANEAN	
SOOPER DOOPER WILSHIRE VISTA 2 BEDROOM CONDO			
 <p>Wilshire Vista 2 bedroom condo in an intimate pet friendly 18 unit Mediterranean style complex built in 1991. This sooper dooper deal is freshly painted with new flooring throughout and has 2 bedrooms, 2 updated baths, 2 parking spots in gated garage plus low HOA dues which include earthquake insurance. High ceilings, living room fireplace and a patio. Great central location close to LACMA, The Grove and Original Farmer's Market & lots of walkable stuff. Probate sale under IAEA.</p>			
Bill Lustig 310-770-0283 COMPASS			

19 Beverly Center-Miracle Mile Single Family

6510 DREXEL AVE	Open	11-2	NEW
\$3,480,000	5+5	2sty-CONTEMP MED	
RENOVATED CONTEMPORARY MEDITERRANEAN IN BEVERLY GROVE			
 <p>Set in the best family friendly neighborhood in LA, Beverly Grove, this stunning 2-story, 5 bed, 4.5 bath house is located on a quiet tree-lined street behind security gates and hedges providing the utmost privacy. This open concept floor plan offers seamless indoor/outdoor living for that quintessential SoCal lifestyle. Don't wait to call this house your home today it won't last long.</p>			
MLS#19-471238 Branden & Rayni Williams 310.691.5935 HILTON & HYLAND			
Williams & Williams Estates Group			

21 Silver Lake - Echo Park Single Family

3515 LANDA ST	Refresh.	11-2	NEW
\$1,995,000	3+3.5	COTTAGE	
ENCHANTING HILLTOP COTTAGE IN THE MORENO HIGHLANDS			
 <p>Perched on a hillside in Moreno Highlands sits this New England style cottage. Showcasing spectacular views, the spacious living room w/ fireplace & beamed ceilings opens to a lovely patio w/ deck spaces for entertaining al-fresco. Chef's eat-in kitchen & dining-room w/ a picture-perfect window seat and patio access showcasing more views. Upstairs are 3 spacious bedrooms including a wonderful master suite w/ updated master bath. This is a magical Silver Lake home in Ivanhoe School District.</p>			
MLS#19-472026 Bryant \ Reichling 323-395-9084 COMPASS			
https://www.3515landa.com			

TUESDAY

1325 SILVER LAKE BLVD	Open	11-2	NEW
\$1,695,000	4+4.5	2sty-CONTEMPORARY	
	BRAND NEW CONSTRUCTION IN SILVER LAKE. 4 BEDS 4.5 BATHS.		
Spacious 2 Story home North of Sunset Blvd, walk to Sunset Junction's clubs, cafes, and vibrant night life. A 2nd Suite with private entrance was designed as a granny unit or income producing Studio. The designer kitchen has a pantry, quartz counter-tops and all new appliances. The separate Laundry room includes a Washer & Dryer. A Pvt back yard has 800 gallons of rain water storage. The 2 car garage comes with a hi-tech Car Turner for easy access. This gem is an opportunity not to be missed!			
MLS#19-472008			
Neville Graham COMPASS	310-420-6809	WWW.1325SILVERLAKE.COM	

2229 JEROME WAY	Open	11-2	NEW
\$1,649,000	3+3.5	ARCHITECTURAL	
	RENOVATED MODERN VILLA IN SILVER LAKE		
Nestled on the hillside with explosive jetliner views of the San Gabriel mountains and city below. Completely renovated over a multi-year process, the main level of this residence features a large kitchen and living space, dining terrace, bedroom with bath, generous master suite, plus powder bath and laundry room. The lower level with access to the sun deck has an open concept den/office area plus bed and bath. GPS 2211 Glendale Blvd. 90039			
MLS#19-472270			
Bryant \ Reichling COMPASS	323.395.9084		


2360 HIDALGO AVE	Refresh.	11-2	NEW
\$1,099,000	3+3	2sty-SPANISH	
	DARLING SPANISH-STYLE HOME WITH VIEWS		
Potential and location are spectacular. This darling 1930s Spanish home is a rare find in Silver Lake with views of the Reservoir, Hollywood Sign & Griffith Park Observatory. The property is zoned LAR2 and is full of period details such as the gracious iron and wood staircase, private covered patio off the second floor & living room fireplace. Enjoy views from every level of the large terraced lot (7493 sq ft). There is a 1-car garage and a rumpus room with its own half bathroom.			
Gina Isaac NOURMAND HW	323-462-6262	Fridge,Dishwasher,Stove/Oven,Wash/Dry	

21 Silver Lake - Echo Park Income

1447 CARROLL AVE	Open	11-2	NEW
\$1,165,000	Duplex		
	ART DECO DUPLEX ON HISTORIC CARROLL STREET		
Late 1930s Art Deco Duplex in Angelino Heights. Serene street.Large beautifully maintained property w/fruit trees, landscaped backyard w/patio space.Parking four cars. Each unit, two bedrms and one bath, hardwood flrs, coved ceilings, Wedgewood stoves, dishwashers, enclosed service porch w/stackable washer/dryer.Top unit has hilltop views w/ views of DTLA skyline. Walking distance to Echo Park Lake, Sunset Blvd restaurants, Dodger Stadium and Elysian Park. Unique opportunity. A Must See.			
Terri Gerger KELLER WILLIAMS	323.333.2537	Original Details,Coved Ceilings,Hdwd Flr	

28 Culver City Single Family


4109 TILDEN AVE	Open	11-2	NEW
\$1,749,000	3+3.5	TRADITIONAL	
	BEAUTIFULLY RENOVATED CULVER CITY GEM		
California living at its best! This turnkey 2,417 sq foot renovated two-story home boasts 4 bedrooms/3.5 bathrooms with an ideal layout. The Chef's kitchen has a large center island and Viking appliances. The master suite has a huge walk-in closet, master bath with soaking tub, oversized walk-in shower, and dual vanity. Minutes to Sony, Amazon Studios, and all that Culver City has to offer.			
Lawrence Levy WEA	310-776-5389		

5707 STEVER CT	Open	11-2	NEW
\$1,295,000	3+1.5	TRADITIONAL	
	DARLING LOWER CULVER CREST HOME. MOVE RIGHT IN!		
Nestled on a cul de sac, this home features 3 bedrooms, 1.5 baths, hardwood floors, lots of windows, crown molding, wood shutters, and large closets. Living/dining room with fireplace opens to the kitchen making it a bright and airy living area. Kitchen was updated 3 years ago.			
MLS#19-472382			
Dannie Cavanaugh CAVANAUGH REALTORS	310-837-7161	Dshwshr,Rng/Ovn,Fridg	

4732 BERRYMAN AVE	Open	11-2	NEW
\$1,079,000	3+2	TRADITIONAL	
	4732 BERRYMAN AVE		
This special urban retreat sits on a huge 8,365 sf lot with a large pool and lush gardens that are a part of an unbelievable quiet setting close to everything on the Westside. Three bedrooms and two baths with an extra large bonus room with its own bath makes it an entertainer's dream. Completing this home are a wonderful eat-in kitchen and comfortable living room that looks out to a quaint front yard on a tree lined street.			
Kevin Kelly SOTHEBY'S BH	310.730.3396	Cilic Group	

29 Westchester Single Family

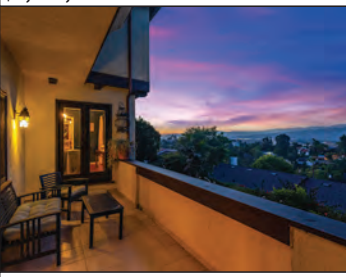
7547 WESTLAWN AVE	Refresh.	11-2	NEW
\$2,795,000	4+5	1sty-CONTEMPORARY	
	LUX CONSTRUCTION IN SILICON BEACH		
This brand new contemporary home with stunning views is the definition of contemporary luxury in Silicon Beach. A thoughtful design features soaring 14' ceilings, an abundance of natural light, and seamless floor plan. Thoughtful touches, such as a zen garden atrium, and smart home system emphasize Homzzzdesign's commitment to quality and lifestyle. Miele appliances accent the custom Italian designed kitchen that overlooks stunning vistas in the backyard.			
Stormie Leoni HALTON PARDEE	310-907-6517	www.HaltonPardee.com	

6380 W 80TH PL	Open	11-2	NEW
\$2,195,000	4+4	2sty-TRADITIONAL	
	SITUATED IN A DESIRABLE WESTCHESTER LOCALE		
This two-story home opens to a beautifully open layout accented by hardwood floors & modern finishes. The foyer opens to a spacious living room, featuring a fireplace & sliding glass doors that access the backyard. Adjoining the living room is the kitchen, breakfast nook & formal dining space. The home features four bedrooms, including the master complete with a spa bath. Nestled on a quiet, manicured street, this estate presents a bright sanctuary set within Westchester's coveted setting.			
MLS#19-472044			
SMITH & BERG SEWIT COMPASS	310.500.3931	6380w80thplace.com	

6461 W 87TH ST	Open	11-2	NEW
\$899,000	3+1	1sty-TRADITIONAL	
	REMODEL, REIMAGINE, OR BUILD NEW		
Great opportunity exists on this overly spacious lot. Current house is 3bed/1bath, with a fully enclosed porch for additional living space. Living room with fireplace. Wood floors and carpeted bedrooms. Newer central air/heat, washer/dryer in kitchen. Great proximity to numerous Playa Vista Silicon Beach companies, Loyola Marymount, and LAX. Seller indicates fireplace is inoperable and will not repair, nor do any termite work or additional repairs, as property being sold in as-is condition.			
Vicki Driscoll COMPASS	3107760937	washer,dryer refrigerator,	

30 Hollywood Hills East *Single Family*

3363 TARECO DR	Refresh.	2-5	NEW
\$1,849,000	4+4	TUDOR	



PANORAMIC VIEWS IN THE HOLLYWOOD HILLS


Enjoy breathtaking sunsets as city lights come alive perched high in the Hollywood Hills. 3 floors of living space 4BR/4BA + 2 bonus rooms + lots of storage. Stately living room: fireplace, bay window, terrace. LG eat-in kitchen w Red Viking Stove. Spacious bedrooms w large windows. Master suite: dressing room w 3 closets, LG terrace w panoramic views! Outdoor areas perfect for entertaining: outdoor dining, BBQ, woodfire pizza oven, hot tub. Private guest unit (300 SF, 1BR/1BA+kitchenette)

MLS#19-472060
Mason Canter 310-722-3161
KELLER WILLIAMS REAL

BBQ,Dshwshr,Dryer,Frzr,Grbg Disp,Other

31 Playa Del Rey *Single Family*

7811 BERGER AVE	Open	11-2	red
\$2,135,000	2+79000	3+3 2sty-ARCHITECTURAL	



Sweeping Marina, mountain & city light views from this fabulous architectural on Playa's North Bluff. Designed by post-modern Venice architect Frank Dimster & reimagined by owner/designer, this blufftop home features 2 towers & walls of windows creating multiple sun-filled spaces for ultra-private living, entertaining, relaxing. High ceilings, gray wood flrs & walls of glass create seamless indoor/outdoor living. Live in significant architecture with a view!

MLS#19-462552
Alice Plato 310-704-4188
COLDWELL BANKER

Roofdk, Studio, Wood Flrs, Stnless Appls

7811 BERGER AVE	Open	11-2	red
\$2,135,000	2+79000	3+3 2sty-ARCHITECTURAL	




Sweeping Marina, mountain & city light views from this fab architectural on Playa's North Bluff. Designed by post-modern Venice architect Frank Dimster & reimagined by owner/designer, this bluff top home has 2 towers & walls of windows creating multiple sun-filled spaces for living, entertaining, relaxing. Hi ceilings & amazing indoor/outdoor space. New kitchen, dual-sided FP, huge deck & putting green. 1 More creative space in rooftop studio/office/gym. Significant architecture with a view!

MLS#19-462552
Alice Plato 310-704-4188
COLDWELL BANKER

Hrdwd Flrs, Roofdeck w/Spa, New Kitchen

32 Malibu Beach *Single Family*

19056 PACIFIC COAST HWY	Lunch	11-2	NEW
\$15,995	2+2.5	2sty-CONTEMPORARY	



SWEEPING UNOBSTRUCTED VIEWS OF OCEAN!

Breathtaking Malibu beach house just five minutes away from the Westside. This luxurious home has 2 bedrooms with a movie theatre/screening room will take you instantly away and forget that you are in Los Angeles. The large open and inviting entertaining area with a beautiful stone fireplace has a deck with access to the beach.

Marco Rufo 310-488-6914
BERKSHIRE HATHAWAY

Pacific Ocean in your backyard!!

35 Inglewood *Single Family*

818 E BRETT ST	Open	11-2	NEW
\$699,000	3+2	CALIFORNIA BUNGALOW	



BEAUTIFUL CALIFORNIA BUNGALOW IN FAIRVIEW HEIGHTS

Step inside this charming California Bungalow with 3 bed/2 bath and bamboo style flooring. The updated kitchen features quartz countertops, subway tile & shaker cherry walnut cabinets. The spacious master includes soaring ceilings and newer sliding glass doors. Other features include leased solar and tankless water heater. Commuting to Silicon Beach is a breeze. Minutes away from the coming La Brea/Florence Metro Station, LAX, Forum & new football stadium. This opportunity is not to be missed!

Carrabba Group 323-899-2900
COMPASS

CarrabbaGroup.com

39 Playa Vista *Condo / Co-op*

13200 PACIFIC PROMENADE #337	Open	11-2	NEW
\$885,000	2+2	1sty-CONTEMPORARY	



PLAYA VISTA ZEN RETREAT


Welcome to Crescent Walk where this Zen retreat awaits you. This well maintained, spacious, 2 bed, 2 bath has tall ceilings and a nice open floor plan. There is even a separate gym in the lobby for residents, a lovely courtyard, and fireplace lounges. If you head across the street you will find more fabulousness with the Centerpoint Club Pool and Fitness Center. All Playa Vista amenities are included with the HOA fees. 19 parks, putting green and more.

MLS#19-466652
Molly Ballantine 310-351-1312
COMPASS

Other

41 Park Hills Heights *Single Family*

3865 S ORANGE DR	Open	11-2	NEW
\$2,195,000	4+4	ARCHITECTURAL	



Magnificent Modern Bespoke Custom Home Done to Perfection! Through the serene zen garden & pass through 10ft custom double entry doors & dramatic entryway w/ Japanese Jade Slate tile, unique custom feature wall! Natural Light throughout, high ceilings! Huge Master bed /Spa retreat beautifully appointed. Beautiful mature garden with koi pond/outdoor bar & BBQ. Guesthouse too!

MLS#19-468118
Marisa Zanuck
MARISA ZANUCK

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

46 Thousand Oaks *Single Family*

561 KALINDA PL	Open	11-2	NEW
\$1,095,000	4+3	CONTEMPORARY	



Perfectly positioned on a quiet cul-de-sac amongst a small enclave of custom homes, this thoughtfully designed single-story home embodies the true California lifestyle. Large double doors lead to an open floorplan, including a large step-down living room with an influx of natural light. A large eat-in kitchen features new stainless steel appliances, stone counters, prep-sink and a breakfast bar. The master suite hosts a coffered ceiling, cozy fireplace and ample closet space.

MLS#19-472172
Aaron Kirman 424.249.7162
COMPASS

BBQ,Cbl,Cent Vac,Dshwshr,Dryer,Other



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Questions? Call 310.358.1833

TUESDAY

57 Northridge *Single Family*

10115 WHITE OAK AVE		Open	11-2	NEW
\$810,000	4+3	2sty-TRADITIONAL		



FABULOUS NORTHRIDGE HOME!


Nothing like it on the market! Put your finishing touches on this spacious home that has been recently upgraded. Marble foyer with 20 foot ceilings leads to step down formal living/dining room, renovated kitchen, new flooring, new appliances, new dual pane windows throughout. Master suite w/ new master bath. Large family area with fire place off the huge blank slate backyard. Install your dream pool! Minutes away from 118,CSUN, walk to Granada Hills town center shopping on Chatsworth St!

MLS#19-468382
Amanda Robertson 310-614-8071
AMANDA ROBERTSON

Blt-Ins,Dshwshr,Frzr,Grbg Disp,Micro

60 Tarzana *Single Family*

4336 GAYLE DR		Open	11-2	NEW
\$1,575,000	5+4	2sty-CONTEMPORARY		




CONTEMPORARY CUSTOM DESIGNED HILL-TOP HOME INFINITE VIEWS!

Idyllic setting, refined simplicity, eclectic style, architectural details. Astounding views of SFV, San Gabriel & SM Mnts, sparkling city lights at night. Be enveloped by sense of tranquility, simple elegant blend of light oak floors, white plaster walls, marble fireplaces. Step down LivRm, hi-ceilings, beveled windows, spacious DRm. Chef kitchen, granite counters, center island. Brkfst Area, FamRm open to beautiful landscape yard, solar heat pool/spa! MB w/FP, walk-in closet, shower, spa tub.

MLS#19-471718
Renate Lichter 310-990-5520
RE/MAX ESTATE PROP.

SubZero,VikingAppliances,AC,SolarPanels

6161 TOPEKA DR		Open	11-2	NEW
\$639,000	3+2	CAPE COD		




CAPE COD-STYLE HOME SITUATED ON A CORNER LOT IN TARZANA.

A charming white picket fence & bricked pathway lead to this picturesque home surrounded by mature greenery. Open floor plan w/ hardwood floors. Gourmet kitchen features a chef's stove & pantry, convenient breakfast bar, & large bay window. Family room overlooks the sunlit backyard complete w/ multiple seating areas perfect for entertaining. 3 bright bedrooms & two well kept bathrooms. Separate laundry area, 2-car garage + off-street parking, easy access to the 101 Freeway & Metro Orange Line.

MLS#19-471718
Ari Afshar & Associates 213-447-7000
COMPASS

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

5135 GARDEN GROVE AVE		Open	11-2	red
\$999,000	1+70000 4+3	1sty-TRADITIONAL		



WONDERFUL TRADITIONAL HOME

South of The Boulevard close to El Caballero CC. This gated, private property has been completely redone & features 4 bedrooms & 2.5 baths. The entry hall leads to a Spacious Great Room w/gourmet kitchen, FDR & family rm w/hi ceilings. Generous Master Ste w/2 closets & huge spa-like bath w/double sinks, separate tub & shower. Garage converted to bonus room perfect for office, gym or playroom. Lovely grassy backyard w/covered patio & bar area w/built-in bbq. The most gracious place to call home!

MLS#19-439286
Fred Holley 310.780.7653
CORE RE GROUP

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

62 Encino *Single Family*

3431 CARIBETH DR		Open	11-2	NEW
\$19,995,000	7+11	MEDITERRANEAN		



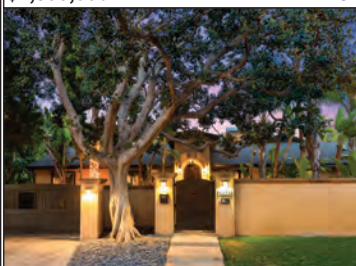
MAGNIFICENT ENCINO MASTERPIECE

Exceptional Gated Italian Villa located at the end of a quiet cul-de-sac in the hills of Encino on a tremendous apx. 1.35 acre lot w/spectacular panoramic views. Gated & grand w/13,000+ sq.ft. of living space, this property offers superior quality & incredible volume. Private driveway to mtrcrt & 8-car garage. Impressive formal foyer, liv rm, bar, fam rm, library, dining rm, den & gourmet kitchen. Rec room, bar, sauna, gym, & indoor basketball crt. Resort-style grounds w/pool & tennis crt.

MLS#19-470238
Jade Mills 310-285-7508
COLDWELL BANKER - BH

BBQ,Blt-Ins,Clng Fan,Dshwshr,Dryer,Other

5358 OAK PARK AVE		Refresh.	11-2	NEW
\$2,395,000	5+5	1sty-CONTEMP MED		




ULTRA-PRIVATE IN AMESTOY ESTATES

Situated in the coveted Amestoy Estates, this ultra-private, remodeled, hacienda-style residence is nestled on nearly a half-acre, gated estate. Designed for entertaining, the single-story home showcases open, airy living, dining and family rooms, floor-to-ceiling glass doors, an exceptional master suite, saltwater pool, lush gardens and sports court. Blending traditional and modern elegance, the estate offers absolute privacy moments from The Galleria, Ventura Blvd, and L.A.'s Westside.

MLS#19-457332
D. Howard / T. Atamian 310-780-7676
THE AGENCY / COMPASS

Gated, Sports Court, Pool, Spa

4515 WHITE OAK PL		Refresh.	11-2	rev
\$1,897,000	5+4.5	2sty-CAPE COD		



ENCHANTING CAPE COD IN THE HILLS!


Come see this fabulous Cape Cod farmhouse in Encino! Master-wing w/ a 30 ft sundeck overlooking the pool, a kitchenette & vaulted rustic wood ceiling. A sliding barn door leads to a 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.

MLS#19-457332
Fritzinger/Fierro 323-315-7425
COMPASS

Pool!

73 Studio City *Single Family*

11707 LAURELWOOD DR		Open	11-2	NEW
\$1,399,000	2+3			



FULLY REMODELED TRADITIONAL HOME WITH MODERN INTERIORS

Set south of Ventura in the hills of Studio City with unobstructed views of the San Fernando Valley and San Gabriel Mountains. Main entrance level has a family room that flows into the breakfast area, bar and kitchen and out to the deck with outdoor dining and sitting area with BBQ and TV. The main level also has a bonus room off the entrance with its own separate entrance perfect for a home office, additional TV room, or kids playroom with a full bath.

MLS#19-471180
Jesse & Michelle Lally 310.927.6072
HILTON & HYLAND

LallySaniei.com

12751 KLING ST		Open	11-2	NEW
\$1,099,000	3+2	TRADITIONAL		



CHARMING TRADITIONAL HOME LOCATED IN THE COVETED BEEMAN PARK

Boasting a resort style backyard with sparkling pool, this is a rare opportunity to own a 10,000 square foot flat lot in prime Studio City. This pristine 3 bedroom, 2 bath home features distressed engineered wood floors, crown moulding, recessed lighting, and energy efficient low-E dual pane vinyl windows. A large formal dining room is enhanced by plantation shutters and is open to both the kitchen and living room.

MLS#19-471180
Heather Boyd 310.994.3140
HILTON & HYLAND

HiltonHyland.com

3724 AVENIDA DEL SOL	Refresh.	11-2	red
\$1,569,000	3+4	3sty-ARCHITECTURAL	



STUNNING REDUCTION ON AMAZING QUALITY HOME W VIEWS IN HILLS

Stunning Architectural home has impeccably detailed stone floors. Four large windows frame the wooded views from Living Rm w its glimmering fireplace. Kitchen suite has coziest circular banquette. The huge Master bedroom's fireplace is framed by a dramatic window assembly overlooking the 24,000 sq. ft. + lot. The closet will stop you cold! The upstairs bedroom w. its fireplace & its own patio. T.V. Theater room / recording studio, w/control room & large storeroom & sep. exit on lowest floor.

MLS#19-454332
Lynne Paxton 310 259 4056
COMPASS

Cent Vac, Dshwshr, Frzr, Fridg

12165 IREDELL ST	Open	11-2	rev
\$5,795,000	6+5	SEE REMARKS	



ELEGANT TUSCAN VILLA


Majestic CA Oak trees lead to .87A of spectacular pk-like grnds. Gated stone crtyard and ntry. Expansive sun-filled Public rms. Gourmet Kitch. Gracious FD. FR w/Cathedral ceilings. Walls of Frnch Drs. overlook beautiful views. Luxurious Master Retreat w/sitting area and FP. Romantic Al Fresco dining patios, winding pebble pathways leading to Rose, Lilac & Meditation Gardens, lush grassy areas and fruit trees. Privacy, Tranquility and Stunning Beauty in the Heart of Prestigious Fryman Estates.

MLS#19-462494
Elizabeth Summers 310.496.9739
COLDWELL BANKER RESI

Atc Fan, BBQ, Blt-Ins, Cbl, Dshwshr, Other

74 Toluca Lake *Single Family*

9936 TOLUCA LAKE AVE	Open	11-2	NEW
\$4,995,000	3+3	2sty-SPANISH	



THE JEWEL ON THE LAKE!

Picture-perfect 3BR+3BA Toluca Lake waterfront residence filled with the spirit of old Hollywood reflecting past owners Boris Karloff, Academy Award winning composer Erich Korngold & most recently Roy E. Disney. Extensively renovated & lushly landscaped, features include multiple outdoor entertaining areas, southwest-facing patio with fireplace overlooking pool, al fresco dining area with built-in BBQ, lake front lounging deck with boat dock including electric Duffy Boat for sunset cruising.

MLS#19-466922
Shah Noorvash 310.709.7424
COLDWELL BANKER RESI

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

Jennifer Hughes 310-383-7299
BULLDOG REALTORS

Lake Front Home with Pool & Elevator

10424 VALLEY SPRING LN	Open	11-2	rev
\$6,495,000	5+8	CONTEMPORARY	



SHOWPLACE ON THE GREEN

Showplace on the green! Best of Lakeside Golf Club! Flawless contemporary, remodeled & polished to perfection! Limestone floors & walls of glass. Kitchen has 2 Sub-Zeros, Viking cooktop, island w/seating, microwave, warming drawer; granite tops & breakfast area. Lux 1st floor master, his/hers en suites, walk-in closets & 2-sided fp to sitting room. Open upstairs lounge w/fp, 2nd master w/fp & balcony. Party-size patios, pvt gardens, pool/spa, BBQ & fp. Automatic gates to golf club.

MLS#19-452854
Craig Strong 818 930 4050
COMPASS

1214 El Sereno *Single Family*

3700 HELLMAN AVE	Refresh.	11-2	NEW
\$859,000	3+2	TRADITIONAL	



EXQUISITE EL SERENO HOME

Beyond the bold red door, take in this meticulously maintained 2157 sqft. home. Hwd Flrs, Brick FP. Built-in buffet, S.S. appliances, granite, oak cabinetry. Office/wet bar den, Family Rm. Entertainer's yard, Gardening beds. Oversized garage, ADU plumbed for utilities, Huge RV annex parking area. Highly desired classic details are intact, yet modern upgrades include: electrical, plumbing, roof & dual pane windows, landscaped, recessed lights, HVAC. Xlnt curb appeal. MUST SEE, WILL NOT DISAPPOINT!

MLS#19-465354
Victor Migenes 213-718-3558
KW RE LOS FELIZ

www.3700hellman.2seeit.com

1333 Ladera Heights *Single Family*

6711 S SHERBOURNE DR	Open	11-2	NEW
\$1,475,000	3+3		




Beautiful Mid-Century home! Min. to Silicon Beach. This stunning hm features 3 spac bdrms & 2.5 baths on a large lot! Gourmet kit complete w/ granite counter tops & stainless steel applcs. Brkfst area overlooks the back yard. Lg formal dining rm perfect for entertaining. Family rm and living rm are spac. Both fam rm & liv rm have fplc & open out to the lovely bkdyd w/ a sparkling pool. Master bdrm suite has a walk in closet and luxurious master bath. Gorgeous terrazzo & wood flrs grace this hm.

Carla Lowe
COLDWELL BANKER

WEDNESDAY OPEN HOUSES

06 Brentwood *Single Family*

854 GLENMERE WAY	Open	11-2	rev
\$3,795,000	4+4	CONTEMPORARY	



BEAUTIFUL BRENTWOOD HOME WITH AMAZING VIEWS

Located on a coveted cul-de-sac N. of Sunset near Crestwood Hill Park & Kenter Canyon School. Formal entry leads to an impressive living room w/hi ceilings, recessed lighting, dbl-sided gas fireplace, & French doors that open to a private yard with an inviting pool and city to ocean views. Formal dining w/wet bar. Custom gourmet kitchen. Master suite w/walk-in closet & wall to wall closets, spacious bath, & sliding glass doors leading to the tranquil yard.

MLS#19-466922
Shah Noorvash 310.709.7424
COLDWELL BANKER RESI

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

32 Malibu Beach *Single Family*

31360 BROAD BEACH RD	Open	10-12:30	NEW
\$13,995,000	5+6	2sty-ARCHITECTURAL	



JOIN US FOR BEACH FRONT TACOS ON WEDNESDAY!

This innovative architectural compound from renowned architect Chris Sorensen redefines quintessential California living. Masterfully designed to optimize an indoor/outdoor lifestyle, the newly updated 5-bed home is comprised of three structures that flow seamlessly to a central, multi-level terrace with lush landscaping, an outdoor kitchen, built-in BBQ, fire pit, pool, jacuzzi & direct, sought-after access to the beach. Co-listed with Stephen Udoff.

SMITH & BERG | MORTON 310.500.3931
COMPASS

malibubeachdreamhouse.com

46 Thousand Oaks *Condo / Co-op*

41 VIA COLINAS	Open	11-2	NEW
\$510,000	2+2		



LOVELY CONDO IN BELOVED WESTLAKE VILLAGE

Bright & open floor plan. Hardwood floors flow beautifully through the living, dining room and spacious bedrooms. Remodeled kitchen w/ granite countertops, new soft-close cabinetry, subway-tile backsplash and breakfast bar. Living room with large windows. Garage w/ extra storage & serene private patio w/ treetop views. Exclusive Hidden Canyon amenities including pools, spas & parks surrounded by beautiful grounds. Within steps from The Promenade, Equinox, and new YMCA Community Park.

SFJones/CKelly/CJacobson 310.579.2200
COMPASS

41ViaColinas.com