


TUESDAY

01 Beverly Hills *Single Family*

151 N LE DOUX RD	Open	11-2	NEW
\$4,299,000	4+5	CONTEMPORARY	



WARM, CONTEMPORARY RESIDENCE

A modern sanctuary, coupling of flow and functionality, gallery aesthetic and seamless indoor/outdoor living. The main living space is a graciously flowing space, open to the kitchen, family room, dining room, and living area. Property features 4 bedrooms and 5 bathrooms - 1 bedroom on the first level currently uses as an office. Upstairs includes a spacious master bedroom with a walk-in closet, as well as two additional en suite bedrooms.

MLS#19-488380
Tiffany Yi Hu 310.849.9547
HILTON & HYLAND
HiltonHyland.com

520 EVELYN PL	Open	11-2	red
\$5,995,000	6295000	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

1201 LAUREL WAY	Open	11-2	rev
\$29,995,000	6+9	CONTEMPORARY	




AMAZING PRICE FOR RARE, MODERN MASTERPIECE IN BH

This Mark Whipple estate is atop a promontory w/ unobstructed views. Open floorplan w/disappearing walls of glass flowing the indoor/outdoor spaces. Lux master w/ an oversized walk-in closet, deck w/spa & bath w/tub, glass shower & dual vanities. Lower level w/bar, wine cellar & theater w/secret Zen garden. Features gym, guest house, gated, smart home tech & more! Expansive outdoor space w/ BBQ, fire pit, television & infinity wrap-around pool blending into the vistas.

MLS#19-451182
Sally Forster Jones 310.579.2200
COMPASS
1201Laurel-Way.com

1049 LOMA VISTA DR	Open	11-2	rev
\$15,625,000	5+8	2sty-MODERN	




AWARD WINNING ARCHITECT

Newly constructed modern custom home designed by award winning architectural firm Ames-Peterson Int'l. Fine features like a 10' pivot door, reflecting pond, living room with Black Phantom leather finished granite fireplace, Fleetwood glass doors, infinity pool, spa, outdoor entertaining, chef's kitchen with 13' Tourmaline island, Poggenpohl cabinets, Gaggenau & Miele appliances. 1,200 sq. ft. master suite, elevator, wellness room, maids quarters, screening room, Zen garden & entertaining level.

MLS#19-464752
Paul Wylie 323-515-9585
LAMERICA REAL ESTATE
BBQ,Blt-Ins,Cing Fan,Dshwshr,Dryer,Micro

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*

423 N PALM DR #307	Open	11-2	NEW
\$2,050,000	3+4	TRADITIONAL	



LARGE TOP-FLOOR CONDO IN BEVERLY HILLS 90210

Newly reduced! Corner Penthouse condo (apprx. 2,615 sq.ft.) in Beverly Hills 90210. This 3 bed 4 bath unit is being put on the market for the first time and is waiting for your touch. Tons of light pours into this high-ceiling unit through the windows and large balcony. Generously sized bedrooms, formal dining, separate breakfast area and inside laundry. Amenities include 3 car side-by-side parking, pool, hot tub and exercise room. Low HOA at \$810/mo. Amazing location and opportunity.

MLS#19-472156
J.J. Wallack 310-273-7077
KELLER WILLIAMS BH
Newly Reduced! Open Tuesday 11am-2pm

01 Beverly Hills *Lease*

807 N ALPINE DR	Refresh.	12-2	red
\$49,000	6+8	TRADITIONAL	



STATELY TRADITIONAL TENNIS ESTATE

Extremely rare lease offering on Alpine Drive. Completely renovated, gated and private Traditional Tennis Estate. 5 Bedrooms up, including master w separate his and hers closets and baths. 4 additional en-suite bedrooms. Great entertaining spaces include: Grand living room, family rm, and dining for 20+.Spacious newer eat-in kitchen overlooking park-like backyard with massive grassy yard, 70 foot pool, gorgeous guest house and lighted championship Tennis Court.

MLS#18-416046
Victoria Risko 3108820246
SOTHEBY'S INT'L RLTY

02 Beverly Hills Post Office *Single Family*

13959 DURHAM RD	Open	11-2	NEW
\$8,100,000	5+6	TRADITIONAL	



MUST RSVP TO JLEVINE@HILTONHYLAND.COM

Gorgeous Traditional home in prestigious 24-hour guard gated Mulholland Estates. Grand two-story light-filled entry, large mahogany paneled library/office, formal living room w/fireplace. Dining room, breakfast room, gourmet kitchen with center island and family room w/ fireplace all overlook spacious yard, sparkling pool and city views. Upstairs, three family bedrooms circle a TV/play area. Impeccable house suited for the most discerning buyer.

MLS#18-358692
Jennifer & Steve Levine 310.200.5366
HILTON & HYLAND
HiltonHyland.com

3164 ABINGTON DR	Refresh.	11-3	NEW
\$4,650,000	5+6.5	2sty-CONTEMPORARY	




BEVERLY HILLS SMART HOME WITH POOL & ENTERTAINING AREAS

COME JOIN US FOR OUR OPEN HOUSE PARTY!! Gated 2 story residence masterfully remodeled 'smart home', on a cul-de-sac. Control4 Smart Home system with cameras & remote access & 4 HVAC units. Cooks kitchen and dine-in breakfast nook. Formal dining & large family room with full bar. Lavish master suite overlooks the pool with multiple outside dining and sunbathing areas & Sauna for 10 people. High-end finishes throughout complete this residence, adding elements of elegance and sophistication.

Eric Lieberman 310-849-4900
COMPASS
Control4 Cooks Kitchen Pool Sauna

TUESDAY

X 3002 HUTTON PL		Lunch	11-2	NEW
\$3,850,000	4+4.5	2sty-MEDITERRANEAN		




EXQUISITE MEDITERRANEAN VILLA WITH CANYON VIEWS

First time on the market for sale. A Provencal villa embracing a perfect indoor/outdoor flow. Custom home built in 2004 and designed by renowned architect Robert Salice. Spacious, this two-story decadent home is filled with light, high ceilings, and a dramatic staircase. Large master bedroom opens to a lushly landscaped Riviera-Esque terrace, with infinity pool and spa. Chef's kitchen with center island and two private balconies overlooking canyon views. Crestron controlled home theater.

MLS#19-490958
 Marc Elkaim 310-367-1830
 BARNES INTERNATIONAL

BBQ,Cbl,Dshwshr,Dryer,Intrcm,Other

1465 LINDACREST DR		Open	11-2	rev
\$4,795,000	4+5	SOUTHERN COLONIAL		



LIGHT-FILLED SOUTHERN COLONIAL ESTATE

This light filled Southern Colonial Estate located in the prestigious Crest Streets of Beverly Hills is beautifully situated and set back from the street with extraordinary curb appeal. A brick walkway leads to a formal entry and perfect floor plan. Gracious formal living room with floor to ceiling windows and exposed beams opens to a wonderful sun-room. The formal dining room, gourmet kitchen and family room all feature French doors that lead to a private hedged yard, pool, and spa.

MLS#19-484050
 B. Tenenbaum E. Hassan 310.971.5655
 HILTON & HYLAND

HiltonHyland.com

1470 ALTRIDGE DR		Open	11-2	NEW
\$2,495,000	3+4	ARCHITECTURAL		



ARCHITECTURAL GEM ENVELOPED BY AMAZING CITY & MOUNTAIN VIEWS

This estate is only moments from the best Beverly Hills & West Hollywood has to offer. Open floor plan allows for flow between living, dining & kitchen. Living room w/vaulted ceilings, fireplace & expansive windows for natural light. Sophisticated kitchen w/extensive cabinets for storage, island & granite counters. Spacious master w/walk-in closet & ensuite bath. Features laundry room, storage room, & decks to enjoy the views. With endless potential, move-in today & make this retreat your own

MLS#19-492204
 Sally Forster Jones 310.579.2200
 COMPASS

1470Altridge.com

1984 COLDWATER CANYON DR		Open	11-2	rev
\$4,295,000	5+5	TRADITIONAL		



A TASTEFULLY RESTORED & MODERNIZED TRADITIONAL

Seldom does a residence come to market that carefully incorporates the significant historic details, while orchestrating a stunning contemporary update with attention to modern & technological conveniences. With a nod to Paul Williams, architect to the stars, this original 1940 estate's exquisite moldings & remarkable two-story entry greet you upon arrival and open up to a designer kitchen & family room. The entry level includes a formal living room, dining room.

MLS#19-487484
 Mike Eisenberg Todd Mark 310-748-5410
 KW/BH & BERKSHIRE HW

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

X 13969 AUBREY RD		Lunch	11-2	NEW
\$0	6+8			



RICHARD LANDRY MASTERPIECE IN MULHOLLAND ESTATES

Welcome home to this stunning and elegant Richard Landry designed masterpiece, located on a premier lot, in the exclusive guard gated enclave of Mulholland Estates. This fabulous 6 bedroom, 8 bath home is exceptional in every way - the perfectly scaled formal living room and gorgeous dining room, have expansive views with french doors that lead you to outdoor loggia and lush yard with park-like grounds, pool, spa, patios and panoramic views.

R Maize / G Weiss 310.968.8828
 NOURMAND & ASSOC.

Call Agent for Price

2709 BENEDICT CANYON DR		Open	11-2	rev
\$3,495,000	4+4	OTHER		




ARCHITECTURAL ESTATE ON MORE THAN 2 ACRES!

Court Ordered Probate! Call for Offers! This gated Beverly Hills compound is set atop a private driveway above Benedict Canyon. Complete with a pool, spa and guest house, this magical retreat features a main living space that offers a terrific indoor/outdoor flow and features soaring ceilings with floor to ceiling windows. The massive chef's kitchen features stainless steel appliances including a double refrigerator, butler's pantry and a wine cellar. Offer deadline is August 7th, 2019 at 4:00 PM.

MLS#19-486670
 Rhett Winchell 818-371-0000
 KENNEDY WILSON

02 Beverly Hills Post Office Lease

1250 ANGELO DR		Open	11-2	red
\$11,495,000	++990000	4+7	CONTEMPORARY	




GREAT OPP!! SELLER FINANCING WITH 50% DOWN FOR 5 YEARS@ 5%

Beautiful, private, walled, and gated 4 bedroom, 6.5 bathroom home of iconic architectural significance. Entry welcomes guests with a cascading waterfall and open floor plan with walls of glass. Living room, dining room, cook's kitchen and cabana seamlessly all open to the backyard with a beautiful spa like pool, spa and 30FT long waterfall and outdoor kitchen. Amazing master suite has a step-down sitting area and high ceilings with a dual bathroom suite featuring a shower, tub and steam shower

MLS#19-460524
 Martin Halfon 310-432-7224
 THE AGENCY

SMART HOME Electic Shades Home Water Sys

9476 HIDDEN VALLEY PL		Open	11-2	NEW
\$10,800	3+2	1sty-CONTEMPORARY		



REMODELED ONE-LEVEL GEM IN PRIME BHPO!

Beautifully remodeled home on massive lot in 90210! Spacious living room w/fireplace attached to kitchen and formal dining. Key updates: Quartz countertops, shaker cabinets, Bosch appliances, new fixtures and more! Master bath completely remodeled with double vanity and glass shower. Other features include 2-car garage, utility room and tons of storage areas. Huge backyard offers covered patio, big grassy area and putting green. Located between all that Beverly Hills and the Valley has to offer!

Chris Gray 323-612-7086
 BEVERLY & COMPANY

2660 BENEDICT CANYON DR		Open	11-2	rev
\$6,995,000	5+7	TRADITIONAL		



ENORMOUS \$1,000,000 REDUCTION

Versatile 5 bd/7 ba, 6400 sqft. Gated, Very Rare 2.2 Acre Estate w/ 95,946 sqft of land. Minutes to Beverly Hills/Rodeo Drive. Private, Serene & Secure w/ Long, Gated Driveway. Entrance+Motorcourt Parking f/ appx 20 Cars. Gorgeous Lawns & Hardscape. Private, 1st Fl Master Retreat w/ 2 BA, Walk In Closets, Library, Office & Private Patio. LivRm, DinRm, FamRm & Eat In Kitchen all open to Resort-Like Backyard. Huge Pool+Spa w/50ft Waterfall, Sauna, BBQ & Cabana. JR Master Suite & 4th bedrm wing.

MLS#19-481410
 Roger Perry 310-600-1553
 RODEO REALTY - BH

www.RogerPerry.com

MARKET YOUR LISTINGS!

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- 500,000+ viewers on TheMLS.com

TUESDAY

03 Sunset Strip - Hollywood Hills West *Single Family*

9145 ST IVES DR		Lunch	11-2	NEW
\$7,800,000	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#19-492694
 Vangelis Korasidis 310-247-1500
 COLDWELL BANKER RESI

Architectural Estate w/Panoramic Views!

1871 MOUNT OLYMPUS DR		Open	11-2	NEW
\$2,895,000	4+4	CONTEMPORARY		

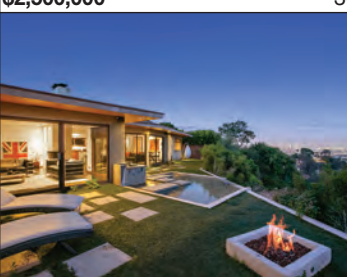


CONTEMPORARY HOME IN PRESTIGIOUS MOUNT OLYMPUS

Living room w/ cathedral ceilings, formal dining room, kitchen w/ center island, stainless steel appliances & walk in pantry, large family room w/FP that overlooks pool, spa & expansive patio & deck. Sweeping canyon views from outside entertainment area. Upstairs consists of 4 bdms. Master with seating area, walk-in closets, high ceilings & private balcony. Master bath with spa tub, separate shower & double sinks. Just moments from Sunset Plaza, & conveniently located to BH, Westside, & Valley.

MLS#19-492742
 Drew & Susan Gittin 310.415.1968
 BERKSHIRE HATHAWAY

2407 CARMAN CREST DR		Refresh.	11-2	NEW
\$2,500,000	3+3	MID-CENTURY		




MID CENTURY BEAUTY PERCHED ATOP RUNYON CANYON

Live Auction! Bidding to start from \$2,500,000! Impeccable mid-century home perched above the Los Angeles Skyline & Runyon Canyon in the exclusive Outpost Estates. Meticulously maintained with iconic canyon & city views, this gracious home boasts floor-to-ceiling Fleetwood windows, 3 fireplaces, hardwood flooring, gated entry, immaculate 2-car garage, outdoor entertaining area & oversized master suite with jaw-dropping city views.

MLS#19-490498
 Niki Vale 3103578218
 HARCOURTS BH

1803 N STANLEY AVE		Open	11-2	NEW
\$2,495,000	3+3	TRADITIONAL		




SUNSET STRIP TRADITIONAL

Situated above the coveted Sunset Strip, this exquisitely remodeled traditional estate offers generous living space replete with bountiful natural light from floor-to-ceiling French doors that open to a massive yard, with large pool, mature greenery, and an exquisite multi-level terrace for dining or lounging al fresco. The bright gourmet kitchen features white cabinetry, stainless steel appliances, herringbone tile backsplash, and a cozy breakfast nook.

MLS#19-490336
 Jason Oppenheim 3109906656
 THE OPPENHEIM GROUP

www.ogroup.com

3175 OAKSHIRE DR		Open	11-2	NEW
\$1,949,000	3+5	1sty-CONTEMPORARY		



HOLLYWOOD HILLS POOL HOUSE

Flawless turnkey 3 BR/5 BA Hollywood Hills pool house, re-imagined w/a modern vibe & intuitive floor plan that incorporates the entire property for those who truly appreciate the value of Southern CA indoor/outdoor living, wood floors, all the latest amenities, the open floor plan exposes a bright gourmet kitchen w/ SS appliances, 2 sinks, custom cabinetry, & a quaint breakfast balcony. LR w/ raised ceiling, custom built-ins. All 3 bedrooms are ensuite, beautiful backyard patio w/new pool & spa.

MLS#19-491520
 Eric Hellyar 310-430-4082
 KELLER WILLIAMS HH

Refrig,Range,Washer/Dryer,Dishwasher

8109 WILLOW GLEN RD		Open	11-2	NEW
\$995,000	2+2	CONTEMPORARY		



THIS IS THE ONE YOU'VE BEEN WAITING FOR!!

Seller says "SELL". HUGE REDUCTION!!! This is by far the absolute best deal in the Hollywood Hills. Chic contemporary home with all the bells and whistles. Lots of custom remodeling. Huge private outdoor spaces for parties or relaxing. MOVE RIGHT IN. Minutes from the Sunset Strip. A MUST SEE !!!

MLS#19-492404
 Neal Baddin 323-793-7405
 COLDWELL BANKER RESI

Dshwshr,Hood Fan,Rng/Ovn,Fridg

8841 LOOKOUT MOUNTAIN AVE		Refresh.	11-2	NEW
\$995,000	2+2	2sty-MODERN		




LOOKOUT MOUNTAIN RETRO MODERN

Located in the legendary Laurel Canyon with canyon views & natural light. Upgraded with wide plank hardwood floors & stylishly upgraded kitchen & baths. Lower level master en suite with luxury bathroom & custom closet with complete privacy from guests. Upstairs living room offers skylights, built-in bar, floor to ceiling windows & modern concrete fireplace. Relax on one of two beautiful lpe wood decks & enjoy outdoor dining enveloped by nature. In award-winning Wonderland school district.

MLS#19-492742
 RED Real Estate Group
 KW LARCHMONT

www.8841Lookout.com

8322 RIDPATH DR		Open	2-5	NEW
\$875,000	2+2	2sty-ARCHITECTURAL		



RAY KAPPE ARCHITECTURAL IN LAUREL CANYON

Built in 1957 by renowned Architect and Founder of SCI-Arc, Ray Kappe, AIA. Enter this Mid-Century gem through a private gate to a serene setting with lush landscaping. The main level features; open plan living, freestanding fireplace, redone kitchen, 1 bedroom + 1 full bath along with dining area that is surrounded by floor to ceiling glass to take in the the garden and mature trees. Lower level features a 2nd bedroom + bath with its own direct access to the outside

MLS#19-490498
 Collins + Harris (323) 356-8024
 CB / COMPASS

8222 HOLLYWOOD		Open	11-2	red
\$4,250,000	4+6	MEDITERRANEAN		



SPECTACULAR MEDITERRANEAN, BRING OFFERS

Priced to sell & ideally set above the Chateau Marmont with 180 degree views from downtown , Century City to the ocean...this stunning Mediterranean has just undergone a comprehensive renovation that offers sophisticated and modern updates while preserving the best of its 1920's detail.Recently completed plans for an infinity edge pool, spa, fire-pit & city view terrace are approved and ready to go.Truly the quintessential Sunset Strip home that's move-in ready.

MLS#19-480996
 John Galich 310-461-0468
 RODEO REALTY INC.

www.SunsetStripMediterranean.com

7984 OCEANUS DR		Open	11-2	red
\$3,795,000	5+4	2sty-CONTEMPORARY		



WONDERFUL CONTEMPORARY W/ VIEWS

Warm contemporary vu home.2 sty LR. Large glass windows and sliding pocket doors throughout. Open kitchen w/ white Carrera marble, stainless steel appliances, b'fast bar, dining area, family room, and wet bar. Dual master suites, balcony, walk-in closets, big city views, huge glass shower, separate spa tub, dual vanities and full dry sauna. Outdoor LR, fire pit, pool/spa, outdoor dining w/ pergola, bbq, sports/rec area, 3 car garage, parking for 6. Spectacular home & a premium flat lot!

MLS#19-474404
 Marmon/Sanford 310-749-4995
 THE AGENCY

BBQ,Blt-Ins

TUESDAY

1240 SIERRA ALTA WAY	Open	11-2	rev
\$8,995,000	4+6	MODERN	




ORGANIC MODERN TROPICAL OASIS

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

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

04 Bel Air - Holmby Hills	Open	11-2:30	NEW
10971 CHALON RD	5+6.5	1sty-MODERN	



PRIVATE NEW MODERN ONE STORY

Private New Modern Home in serene location. Tennis Court Estate with views. Perfect home for entertaining with a one level floor plan. Great space available for home office, gym or studio. Just completed for sale or for lease at \$50,000 a month. Seller financing available. www.10971chalon.com

Arline Bolin 310 502 1388
HOOTAN T FARAHMAND
Tennis Court, Home Theater, Pool, Spa

8270 WOODSHILL TRL	Open	11-2	rev
\$6,200,000	4+6	ARCHITECTURAL	



READY TO SELL! WELCOMING OFFERS

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 310.404.4807
COLDWELL BANKER RESI
Blt-Ins,Dshwshr,Dryer,Grbg Disp,Rng/Ovn

1022 N BEVERLY GLEN BLVD	Open	11-2	NEW
\$999,000	2+1	1sty-COTTAGE	



CHARMING COTTAGE HOME IN BEL AIR!

Charming home in the highly desirable Bel Air neighborhood. With some TLC, you can make this home your own private getaway featuring vaulted ceilings, large kitchen with separate laundry room, cozy fireplace, hardwood floors, 2-car garage and a tranquil outdoor patio yard to relax or entertain. Great upside opportunity to re-develop into multi-million dollar home. Centrally located in the prestigious Bel Air neighborhood and just minutes to UCLA, Beverly Hills, Brentwood and Sherman Oaks.

MLS#19-492364
Shawn Kormondy 3236287567
KELLER WILLIAMS BH
Blt-Ins,Cing Fan,Dshwshr,Dryer,Grbg Disp

2660 LARMAR RD	Open	11-2	rev
\$3,149,000	4+4	MEDITERRANEAN	



RESORT STYLE LIVING IN OUTPOST/HOLLYWOOD HILLS!

Resort Style Living in Outpost/Hollywood Hills! Stunning 2-story Spanish w/ skyline views. Gated crtryd leads to Arched antique door opening to expansive tower entry & inviting floor plan; spectacular gourmet kit, Great Room w/ FP flowing to a FDR that shares a dramatic concrete ball gas FP w/ the LR which offers dramatic scale & overlooks sparkling pool w/ spa & waterfalls, outdoor living w/ grassy yd, viewing deck & city views. Two Mstr suites & 2 add'l gst bdms. Truly a Magical Home!

MLS#19-474188
James Hancock 310-777-6351
COLDWELL BANKER RESI
<http://2660larmarroad.com/>

10449 SCENARIO LN	Refresh.	11-2	NEW
\$669,000	1+1	CALIFORNIA BUNGALOW	



PERFECT WRITER'S RETREAT ONLY \$669K

Darling one-bed bungalow on a quiet dead-end canyon street off Beverly Glen. Very peaceful and "away from it all" experience. Close to UCLA. Perfect creative space for writer, artist, student, professor, etc. Ample closet space and a washer/dryer. In-wall AC, vaulted ceilings, new wood floors. Back deck, sizable dirt yard, and lush hillside with flat pad for expansion. Furnished or Unfurnished. Great potential for owner-user, investor, or developer. Also for lease \$2,650.

MLS#19-489636
Denise Rosner 310-508-9482
COMPASS
Washer,Dryer,Micro,Rng/Ovn,Fridg,Other

8623 FRANKLIN AVE	Refresh.	11-2	rev
\$2,749,000	3+4	SPANISH	




MASSIVE REDUCTION!!

The only thing missing is the cobblestone streets for this 1926 villa inspired by the romance of 19th century Europe, but w/all the modern amenities. The nooks & crannies of this home helps it maintain the spirit of an historical home while instilling the functionality of a new one. Resort style pool or entertain in the theater as well as al fresco dining on the patio w/ stunning city views as your backdrop. A soulful renovation complimenting the landscape of the Hills & Sunset Strip neighborhood.

MLS#19-465668
Jane Schore 323-573-6562
COLDWELL BANKER SS
www.shoppingwithschore.com

3548 1/2 MULTIVIEW DR	Lunch	11-2	rev
\$1,950,000	3+4	2sty-CONTEMPORARY	




HOLLYWOOD HILLS MANOR ESTATE! GORGEOUS CITY VIEWS!

The Multiview Manor estate features expansive landmark views of Hollywood sign & Universal City. This 2-story home has over height ceilings boasting expansive living space, gourmet kitchen w/ SS appliances, 6 burner range w/ pasta arm, eat-in center island, wine fridge & more. Master suite boasts picture windows, dual vanity sink, glass shower, soaker tub, two walk-in closets. Entertain by the pool/spa with city light views. Subject to bankruptcy court approval. Best value for new construction

MLS#19-426922
Shawn S. Kormondy 3236287567
KELLER WILLIAMS BH
Blt-Ins,Dshwshr,Grbg Disp,Hood Fan,Micro

218 N BENTLEY AVE	Open	11-2	rev
\$5,850,000	5+6	TRADITIONAL	



MAGNIFICENT SETTING IN PRIME BEL AIR

Gracious Dolena-designed Hollywood Regency behind gates on over half acre with skyline views. Garden path to grand foyer. Living room, formal dining has fireplace and floor-to-ceiling windows. Huge family room adjoins lounge/sitting room, opens to large gazebo. Gourmet kitchen, library, office/den/nursery, maid's room. Upstairs guest suite opens to central deck. Across deck is studio, sitting room, sumptuous master with dual baths and private deck overlooking gardens, pool, and city views.

MLS#19-446614
Joyce Rey 310.285.7529
COLDWELL BANKER
NEW PRICE

TUESDAY

04 Bel Air - Holmby Hills *Lease*

10449 SCENARIO LN	Open	11-2	NEW
\$2,650	1+1	CALIFORNIA BUNGALOW	




PERFECT WRITER'S RETREAT

Darling one-bed bungalow on a quiet dead-end canyon street off Beverly Glen. Very peaceful and "away from it all" experience. Close to UCLA. Perfect creative space for writer, artist, student, professor, etc. Ample closet space and a washer/dryer. In-wall AC, vaulted ceilings, new wood floors. Back deck, sizable dirt yard, and lush hillside. Furnished or Unfurnished. Pet okay. Also for sale \$669K.

MLS#19-489648
Denise Rosner 310-508-9482
COMPASS
Washer,Dryer,Micro,Rng/Ovn,Fridg,Other

05 Westwood - Century City *Single Family*

10451 ALMAYO AVE	Open	11-2	NEW
\$3,398,000	5+5	2sty-TRADITIONAL	



LIVE TASTEFULLY.

Through the foyer, an open-concept layout flows from the living room into the dining area & great room, all entirely awash in natural light via large windows. The kitchen features a marble island, top-tier appliances & a bright white aesthetic, lined with glass sliding doors that open to the home's patio where a yard, lounge area, pool & spa offer an idyllic setting to relax or entertain. The home features five bedrooms, including the master with ample closet space, a spa-like bathroom & balcony

SMITH & BERG 310.500.3931
COMPASS
ranchoparktraditional.com

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

10126 EMPYREAN WAY, UNIT 203	Open	11-2	NEW
\$2,950,000	2+3.5	FRENCH	



LE PARC HUGE POTENTIAL 2 BEDROOM PLUS DEN WITH POND VIEWS

Tremendous opportunity at Le Parc! 2 bedrooms, Den & Formal Dining rm in perfect location w/fountain views. Features include high ceilings, wood floors, fireplace & french doors open to large terrace. Kitchen w/breakfast area opens to terrace. Master suite w/his & her bath, walk in closets. Large 2nd bedroom suite plus Den with built ins. All rooms with privacy, pond & garden views. Huge potential. 24 Hr guard gated security, pools, spa, tennis & clubhouse. Walk to all Century City has to offer!

Lori H Berris 3108803061
SOTHEY'S INT REALTY

10126 EMPYREAN WAY #101	Open	11-2	NEW
\$2,275,000	2+3	FRENCH	



LE PARC BEAUTIFUL 2 BEDROOM WITH HUGE PATIO

Elegant remodeled 2 bed, 2.5 bath in prestigious Le Parc. Highly desired first floor interior location with Huge patio for entertaining and tree top views. Formal entry leads to bright open floor plan w/large living/dining room, high ceilings & wood floors. Lavish master suite with 2 walk-in closets opens to patio. 2nd bdrm suite can be office/den. Remodeled gourmet kitchen w/newer appliances & breakfast area. Laundry rm guest bath. 24 hour Guard gated, security, pool, spa, gym, tennis courts

MLS#19-492618
Lori Hashman Berris 310-880-3061
SOTHEY'S INT REALTY
Blt-Ins,Cbl,Dshwshr,Dryer,Frzr,Other

10450 WILSHIRE BLVD #2A	Open	11-2	NEW
\$1,299,000	3+3	MID-CENTURY	

Full concierge service bldg on the prestigious Wilshire Corridor. This 2082 sq ft sleek condo has a spacious living rm that flows to an expansive balcony through wall to wall sliding glass windows.

MLS#19-474888
Karen Juncosa 310-428-1801
Dryer,Rng/Ovn,Wshr
SOTHEY'S INT REALTY

10660 WILSHIRE #1106	Open	11-2	NEW
\$1,235,000	2+3	CONTEMPORARY	




WILSHIRE MANNING CONDO.

This spacious condo in The Wilshire Manning pairs sophisticated interior details with coveted community amenities. Through the foyer one is greeted by an open floor plan that abounds throughout the kitchen, dining room & living room, accented by a balcony with far-reaching views. The condo features two generous en suite bedrooms, including the master. Residents also have access to the building's concierge, valet parking, guest parking, party room, fitness center, pool & spa.

MLS#19-491836
SMITH & BERG 310.500.3931
COMPASS
wilshiremanning1106.com

10450 WILSHIRE BLV, UNIT 7E	Open	11-2	NEW
\$1,199,000	3+2	MODERN	



ONE OF THE BEST DEALS ON THE CORRIDOR!

Crisp... Modern... Flawless... an extremely spacious, corner masterpiece in The Churchill, a classic Mid-Century tower on the Wilshire Corridor. Fully remodeled by the current owner for his own use, with finishes, detail and finesse typically reserved for multi-million dollar property. A formal entry leads to an open concept plan, with light-bathed public rooms worthy of the best gallery spaces in the City. Sleek gourmet kitchen, with custom cabinets, Viking and Thermador appliances...

T. Rustad P. Maurice 310-623-8825
RODEO REALTY BH
www.churchill7e.com

10535 WILSHIRE #D03	Lunch	11-2	NEW
\$825,000	2+2	CONTEMP MED	



2 BEDROOM & DEN CORNER UNIT IN HIGH RISE - COME BY FOR LUNCH

First time on the market bright and spacious 2 Bedroom & Den corner Unit in prestigious High rise on Wilshire Corridor, large Living room,perfect for entertaining. Kitchen with window, large Master with Walking closet, Washer & Dryer inside, 24 Hrs Concierge building with lowHOA dues, heated Pool, 3 Tennis Courts, Gym, Sauna, Rec. room and Barbecue area, lots of Guest Parking

MLS#19-490708
Karolin Poursalimi 310-4353558
CORE REAL ESTATE GRO
Blt-Ins,Dshwshr,Grbg Disp,Fridg

10820 HOLMAN AVE #104	Refresh.	11-2	NEW
\$825,000	2+2	1sty-TRADITIONAL	



LOVELY & SERENE CORNER END UNIT W/HUGE PATIO!!!

Lovely & Serene single-level, corner end unit w/1453 sf in one of WW best neighborhoods. Fab floor plan, LR and DR w/ high ceil, FP, plantation shutters & tree views! Lge, tranquil mst ste w/2 closets. Generous guest bd & full ba. Spac kit w/SS appls. Huge patio w/grassy area, perfect for relaxing. Two side X side parking spaces. Near Bristol Farms, Sprouts, Coffee Bean & Tea, UCLA, WW Village, Century City, Santa Monica, Bev Hills, several schools, and many shops, restaurants and theaters.

MLS#19-492434
Elyse Arbour (310)893-9388
RODEO REALTY- BRNTWD
www.10820holman104.com

10660 WILSHIRE #1406	Open	11-2	red
\$1,275,000	2+2.5		



JUST REDUCED! RETREAT IN THE CITY

Views! Stunning contemporary and spacious two bedroom condo in the newly renovated Wilshire Manning. Hardwood floors and natural light throughout with high ceilings. Chef's kitchen boasting custom made cabinetry and stainless steel appliances. Master suite with elegant and spacious bathroom and steam shower. Private patio off the living room provides the best ambiance and views for entertaining and relaxing. Concierge, valet parking, guest parking, party room, fitness center, heated pool and spa


MLS#19-482592
N. Lili Geller 310-849-6941
COMPASS
Blt-Ins,Dshwshr,Elvtr,Grbg Disp,Micro


TUESDAY

10535 WILSHIRE BLVD #PH 7 Refresh. 11-2		rev
\$1,325,000	2+2 1sty-CONTEMPORARY	
		
PRESTIGIOUS PENTHOUSE ON THE 19TH FLOOR		
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.		
AMAZING VIEWS OF THE OCEAN AND CATALINA		
MLS#19-468164 Vangelis Korasidis 310-247-1500 COLDWELL BANKER BH		

11314 HOMEDALE ST Open 11-2		NEW
\$1,349,000	3+3 1sty-TRADITIONAL	
		
BRENTWOOD GLEN OPPORTUNITY!		
Desirable Brentwood Glen Home! Lowest price in the area, \$1,349,00 for 3 bedrooms and 3 bathrooms. The home features hardwood floors, fireplace and direct access two car garage. There is an additional structure in the back yard that was used as an art studio. Bring your contractors to make this charming traditional home your own! Open Tuesday July 30, 11:00 -2:00 and Sunday August 4 , 2:00 - 5:00.		
Mark & Lynn Rogo 424-317-6910 COMPASS		

05 Westwood - Century City Lease


1621 MALCOLM AVE #2 Refresh. 11-2		NEW
\$8,250	3+4 MODERN	
		
THE MALCOLM- FOR LEASE		
Designed to satisfy your high-end values, The Malcolm is now available for viewing and lease. This brand new construction features a private elevator and exclusive access into each unit, over 2800 square feet of single level living space, spectacular 3 bedroom, 3 bath en suite in addition to a powder room, spacious open floor plan with chef's kitchen and professional appliances, detailed interior finishes and loads of closet space The exquisite rooftop deck is ultra private with stunning views		
MLS#19-472480 Cathy Kamran 310.430.5346 KELLER WILLIAMS BH		


430 S BUNDY DR Open 11-2		red
\$3,799,000	4200000 5+4 2sty-SPANISH	
		
EARLY BRENTWOOD COUNTRY HOME ON WOODED KNOLL		
Rare chance to own one of Brentwood's first country homes! Woodmere was built c. 1916 by developer Sydney Woodruff (Hollywoodland) for his family. The setting on .57 acres provides serenity & privacy. Charming U-shaped home with center courtyard entry. Grounds have meandering pathways, fruit trees + mature redwood, magnolia and CA oak trees. 1-bedroom guest house. Room to expand main house. First time on market since 1955. Secluded, yet close to Brentwood's cafes and shops. Price reduced!		
MLS#19-472518 David Raposa 323-573-4202 CITY LIVING REALTY www.430bundy.com		

321 S CHADBOURNE AVE Open 11-2		rev
\$12,999,000	6+8 MEDITERRANEAN	
		
BRENTWOOD PARK GATED MEDITERRANEAN		
This private gated Mediterranean home was designed by Architect and custom built in 2010. Enter into a grand formal entry with floor to ceiling windows and wrap around staircase. Gourmet kitchen with center island, stainless appliances and breakfast area. Master suite with fireplace has dual bathrooms and closets. Upstairs also features 4 extra large guest bedrooms suites and a staff room on the lower level. Two story custom panel library office with fireplace. Huge backyard for entertaining.		
MLS#19-452710 Susan Smith 310.415.5175 HILTON & HYLAND www.321chadbourne.com		

10833 WILSHIRE BLVD #329 Open 11-2 632B3		NEW
\$3,760	1+1 CONTEMPORARY	
		
LUXURY LEASES ON WILSHIRE CORRIDOR NEAR UCLA W/ AMENITIES!		
Legacy at Westwood, near UCLA. Nicely Remodeled unit w/ top of the line finishes. Fabulous kitchen, stylish w/all SS appliances, including in unit washer/dryer. Walk-in closets. Full-Service Building. 24 hr. concierge, valet service. Electric car charging stations. Gated resident parking, controlled access. Open air on deck w/resort style pool, spa & gas barbeque grills. Fitness & conference ctr. Pet Friendly. Other 1 & 2 beds. Call for pricing & unit availability. This price for 13-14 mo lease		
MLS#19-482676 Beverly Taki 3104564843 SEABREEZE ESTATES BBQ,Blt-Ins,Dshwshr,Dryer,Elvtr,Other		

06 Brentwood Single Family

2175 RIDGE DR Open 11-2		NEW
\$2,098,000	2+3 CONTEMP MED	
		
Move in ready, modernized, two story home nestled on a ridge with breath-taking 180 jet liner views. This home is across the street from Mountain Gate Country Club in a exclusive Brentwood community. 24 hour, guard gated security sets this community apart.		
MLS#19-491200 Athena Taylor 3108715588 KELLER WILLIAMS Atc Fan,Cbl,Cing Fan,Dshwshr,Dryer,Other		

2220 MANDEVILLE CANYON RD Open 11-2		rev
\$9,995,000	5+7 SOUTHERN COLONIAL	
		
SUMMER IN THE HAMPTONS		
Spend the Summer at a Hamptons' Resort. An exquisite 5BR home with magnificent architectural details. Sensational kitchen and entertainment rooms, romantic master suite...all one expects in an East Coast Estate and more. Tennis in the morning, followed by a swim, then lunch in the gazebo. Nap in the cozy library while the children play on the expansive lawns. Sip cocktails on the wide veranda then enjoy dinner in the beautiful dining room. Walk guests to the guest house in the moonlight.		
MLS#19-435900 Mary Lu Tuthill 310-979-3982 COLDWELL BANKER		

11993 BRENTRIDGE LN Open 11-2		rev
\$4,595,000	4+5 TUDOR	
		
TENNIS COURT ESTATE IN PRIME BRENTWOOD		
Set amidst lush landscaping offering the utmost privacy, this exceptional tennis court estate sits on a quiet culdesac w/ only a few homes on the street in prime Brentwood. Boasting nearly 4,600 SQF of luxurious living space on just under a 1/2 acre lot. Enter through a formal entryway & find yourself in the grand formal living room w/ soaring ceilings, wide-plank hardwood floors w/ elegant leaded glass windows throughout.		
MLS#19-473700 Neyshia Go/Sarah Rogers 310-882-8357 COMPASS Blt-Ins,Dshwshr,Grbg Disp,Hood Fan, Othr		

TUESDAY

12329 GORHAM AVE		Refresh.	11-2	631/G5	rev
\$2,849,000	4+4.5	2sty-CONTEMP MED			



LUXURIOUS FREE-STANDING TOWNHOME

Ultra high-end newer construction in a luxurious free-standing townhome featuring 4 BD/4.5 BA+office. Located on a peaceful tree-lined street in an A+ Brentwood loc. This pristine, gated, light-filled home has an expansive flr plan w/4 en-suite bedrooms & a downstairs office. From the living rm, French doors lead to a large private outdoor patio, ideal for seamless indoor/outdoor entertaining. Gourmet kitchen. Attached 2-car garage w/direct entry. Close proximity to upscale shopping/dining.

MLS#19-451912
J.Lovett/ B.Raskin 3108993514
COLDWELL BANKER RESI

06 Brentwood Lease

1116 S CARMELINA AVE		Open	11-2	NEW
\$25,000	6+7	2sty-TRADITIONAL		



MODERN TRADITIONAL MASTERPIECE.

Through the foyer, an open floor plan abounds throughout, commencing in the home office with a fireplace & patio, flowing onward into the adjacent dining & living rooms. Just beyond lies the expansive great room & fireplace, replete with white oak floors & chef's kitchen. Here, floor-to-ceiling glass sliding doors open to a covered patio, backyard & pool. The home features 6 beds, including the master with its own living space, fireplace, patio & bath, ample closet space & custom tile designs.

MLS#19-491690
SMITH & BERG 310.500.3931
COMPASS
1116carmelina.com

400 N SALT AIR AVE		Open	11-2	NEW
\$18,499	3+4	TRADITIONAL		



BEAUTIFULLY RENOVATED TRADITIONAL IN PRIME BRENTWOOD!

Setback off one of the most prestigious streets in Brentwood. Incredible layout w/almost every room opening to yard! Open living rm has custom tiled fpl, bay window & leads to huge formal dining rm. Grand kitch has huge center island & opens to spacious family rm w/fpl. Luxurious master suite has huge walk-in closet. Sumptuous master bath has double sinks & separate shower/tub. Peaceful & private yard has large patio w/fpl & pool. 2nd story office overlooks treetops. High ceilings & hrdwd flrs

MLS#19-491994
Lisa Mansfield 310.481.4313
SOTHEY'S BRENTWOOD
3 bds+ 4 ba+ Family Room+ Office+ Pool

07 West L.A. Single Family

10975 EXPOSITION BLV		Open	11-2	NEW
\$1,245,000	3+2	2sty-TRADITIONAL		



GREAT STARTER HOUSE IN FANTASTIC WESTSIDE NEIGHBORHOOD!

This sweet home is your condo alternative with a beautiful backyard to enjoy and excellent schools in the area. The California traditional house has 3 bedrooms - two downstairs and a master upstairs with its own bathroom and central heating and a/c throughout home. The LAR2 lot has a detached one car garage with alley access and plenty of street parking.

Susan Newirth 310-600-5096
COMPASS
Central Heat/Air Conditioning

07 West L.A. Condo / Co-op

1530 S CENTINELA AVE #101		Open	11-2	NEW
\$888,000	2+2	1sty-CONTEMP MED		



LUXURIOUS 2BD/2BA CONDO WITH PRIVATE PATIO

Centrally located in the heart of West LA. Spacious 1st floor unit in 16 unit complex built in 2007. Gourmet kitchen with stainless appliances, granite counters and breakfast bar, formal dining room, Hardwood Floors, LED lighting. Enormous master bedroom, en suite master bathroom with sunken tub and dual sinks, walk-in closet and private patio. Washer and dryer in unit. Two tandem parking spaces in secured garage. Conveniently located near Santa Monica shops and restaurants.

MLS#19-492160
Louvet/Wight 3109689978
KELLER WILLIAMS BH
Blt-Ins,Dshwshr,Dryer,Hood Fan,Other

11654 IOWA AVE		Open	11-2	NEW
\$815,000	3+3	ARCHITECTURAL		



WELCOME TO THE NEIGHBORHOOD.

Through the front door, you'll enter directly into the great room, which boasts an open-concept floor plan with a fireplace & glass sliding doors that flow to a street-facing deck. Onward is the formal dining area & kitchen, complete with a custom tile backsplash. Here, a stairwell leads to the second story where one can find three spacious, sunlit bedrooms, including the master with an expansive closet, vaulted ceilings with exposed wood beams & glass sliding doors that open to its own patio.

SMITH & BERG | B. SMITH 310.500.3931
COMPASS
woodridgetownhome.com

08 Cheviot Hills - Rancho Park Single Family

2711 MOTOR AVE		Open	11-2	NEW
\$3,445,000	5+5	OTHER		



WELCOME HOME TO AN UPDATED CLASSIC IN CHEVIOT HILLS.

Built in 1937, this stunning 5BD/5BA w den home has been completely restored to meet today's needs. An entertainer's dream, the home has a natural flow: grand entrance w elegant stairway, gracious living room w wood-burning fireplace, formal dining room that seats 16, and expansive family room that opens to a large veranda and solarheated, saline pool to take advantage of "72 & Sunny." Masterful finishes and peg & groove floors abound while a gourmet kitchen w Carrera marble counters.

Michael Earley 310.490.3068
DOUGLAS ELLIMAN
LA2 - Ben Schick

09 Beverlywood Vicinity Single Family

1233 S CAMDEN DR		Open	11-2	NEW
\$4,450,000	6+4.5	2sty-TRADITIONAL		



LOCATION, LOCATION, LOCATION!

Rare & exceptionally spacious 2-story 6BR+4.5BA Traditional on 10,000+ sqft lot w/pool & views. Featuring grand living spaces, updated gourmet kitchen, lrg formal dining & family rms & 1 BR+1.5 BAs on 1st level. 2nd floor features prvt master suite w/ balcony, city views, master bath & walk-in plus 4 add'l BRs & 2 BAs. Backyard features patio overlooking pool area & sport court. Fabulous curb appeal on coveted South Camden Drive & close to BH, Century City, Roxbury Park & Pico/Beverly shops.

MLS#19-492650
Jeremy Ives (310)858-1902
COMPASS
1233SouthCamdenDrive.com



TUESDAY

1729 S CREST DR	Open	11-2	NEW
\$1,995,000	3+2	1sty-TRADITIONAL	




INCREDIBLE DEVELOPMENT OPPORTUNITY IN DESIRABLE NEIGHBORHOOD

Incredible opportunity! Major fixer or teardown on 7,000+ sqft lot in desirable neighborhood West of Robertson. Surrounded by many large new homes and construction developments, this original character home includes formal living rm, dining area w/built-ins, kitchen with breakfast nook & nice-sized bedrooms and baths. Private backyard w/covered patio & detached garage. Fabulous development opportunity, great potential and close to BH, Century City & Pico/Beverly shops. Imagine the possibilities!

MLS#19-492636
Jeremy Ives (310)858-1902
COMPASS

1729SouthCrestDrive.com

8017 W NORTON AVE #407	Open	11-2	rev
\$6,400	2+2	MODERN	



ALMOST SOLD OUT

Empire at Norton is where luxury and inspiration meet. Starting at \$6,200/mo Empire at Norton is offering only two remaining 2-bedroom options. Unit 407 is a corner unit with beautiful eastern exposures. It features a modern kitchen that flows into an open concept dining and living space. The spacious bedrooms and spa-like bathrooms offer room to relax. With a large private terrace the unit invites the outside in, creating countless living and entertaining possibilities.

MLS#19-484958
Karras 310-592-2829
EMPIRE AT NORTON

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

10 West Hollywood Vicinity *Condo / Co-op*

9000 CYNTHIA ST #409	Refresh.	11-2	NEW
\$1,224,995	3+3	CONTEMPORARY	



PENTHOUSE IN PRIME WEST HOLLYWOOD FOR SALE!

Penthouse in prime West Hollywood for sale with 3 bed 3 bath and minutes from Beverly Hills. High ceilings, two story living room, dining area, great floor plan re-modeled bath with tub and shower, inside laundry, built ins, bar , third bedroom/guest bedroom has private bath and views. Talk about location. Beautifully maintained and landscaped pool and oversized recreation room with sauna and great west side living amenities.

MLS#19-490710
Anita Rich 818-632-2258
COMPASS

11 Venice *Single Family*

20 OZONE AVE	Refresh.	11-2	NEW
\$4,950,000	3+3	MID-CENTURY	




STUNNING ARCHITECTURAL NEAR VENICE BEACH

Located on a small walk street just seconds from the beach lays an architectural masterpiece by Koning Eizenberg. This iconic contemporary property is reminiscent of an exquisite mid century modern with an open floor plan in an unpretentious form. A 2004 Residential Architect Merit Award Winner, this 3 bedroom, 3 bath features soaring ceilings and layered floor to ceiling windows creating a completely unique modern beach ambiance.

MLS#19-487214
Tami Pardee 310-907-6517
HALTON PARDEE

www.HaltonPardee.com

723 WESTMOUNT DR #305	Open	11-2	rev
\$969,000	3+3	CONTEMPORARY	




RARE 3 BED 3 BATH 2-STORY PENTHOUSE W/ VIEWS IN PRIME WEHO!

Penthouse w/ city views in Prime West Hollywood. Extensively remodeled top floor home features a tastefully renovated kitchen w/ custom cabinets, quartz countertops, stainless appliances, subway glass tile backsplash, and large counter/peninsula perfect for entertaining. Newer engineered hardwood floors, recessed lighting, large living room w/ dramatic vaulted ceilings, balcony & limestone fireplace, dual paned windows throughout, formal dining room, central AC, laundry inside, large master.

MLS#19-490234
Martinez & Seeram 323-377-0548
COMPASS & SOTHEBYS

www.723westmount.com

12 ROSE AVE	Refresh.	11-2	red
\$4,950,000	5490000	3+4 3sty-COTTAGE	



SOULFUL VENICE BEACH ESCAPE

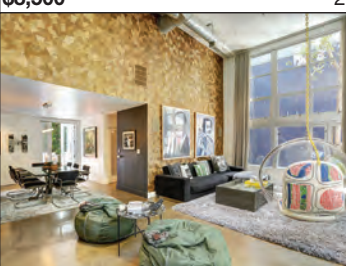
This breathtaking beach compound has played host to Hollywood heavyweights and discerning visitors for years as a timeless beach escape - now on the market for the first time in almost four decades. A stunning 6,000+ sq. ft. property 50 ft. from the sand, boasting a 3 bedroom 1924 classic beach bungalow and a spacious 3 story guest house, and nine parking spaces - an unparalleled beach compound in character and convenience. Coastal light floods through the airy home's bay windows and drenches

MLS#19-486244
Tamra (Tami) Pardee 310-907-6517
HALTON PARDEE

www.HaltonPardee.com

10 West Hollywood Vicinity *Lease*

1037 N LAUREL AVE #11B	Open	11-2	NEW
\$8,500	2+2	2sty-ARCHITECTURAL	



PREMIER FURNISHED LEASE AT LAUREL LOFTS

Architectural, Designer Furnished, 2 bed+2 bath Interior Corner Unit in courtyard setting. 2 story 18' ceiling with light filled glass & windows throughout, Polished concrete floors. Gourmet kitchen with Caesarstone & Carrera marble countertops & Viking range. 2nd Floor Master suite with large walk-in closet & custom bathroom. Audio/Visual system includes SONOS system and theater surround sound. Private Patio off main level.

MLS#19-481904
David Yocum (310) 560-6164
HILTON & HYLAND

Central HVAC, Washer & Dryer in Unit,

1068 VAN BUREN AVE	Open	11-2	rev
\$2,395,000	3+2.5	MID-CENTURY	



CHECK OUT: 1068VANBUREN.COM

West of Lincoln.A Mid Century designer home with updated Scandinavian influences. Major remodel in 2018 including all new kitchen, baths & a new boutique hotel type master suite/bathroom addition including high vaulted ceilings with beams. Balcony off master to enjoy sunset views. Master bath with spacious walk-in shower & soaking tub. Eat-in kitchen area complete with a custom booth. Great neighborhood vibe within the popular Presidents Row area of Venice.

MLS#19-489812
Laura Pardini 310-991-9689
COMPASS

laura.pardini@compass.com



TUESDAY

11 Venice Lease

851 VENEZIA AVE		Refresh.	11-2	NEW
\$7,500	2+1	CALIFORNIA BUNGALOW		



VENICE BUNGALOW HEAVEN

Delightful Venice bungalow w/ detached Guest Suite - close to Abbot Kinney & the beach. Main house offers an expansive front and side porches, spacious living & dining rooms, oak floors, 2 comfy BR & a beautiful bath. Big yard - great for al fresco dining & entertaining. Adjacent to the garage is a simple Guesthouse w/ private bath. And the garage is a large raw space, that works well as a workshop/studio. Serene location on beautiful Venezia Ave, next to the Walk Streets. Pets are welcome!

MLS#19-491800

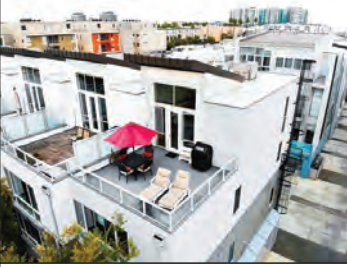
Jerry Jaffe 310-403-4925

COMPASS

www.12234everglade.com

12 Marina Del Rey Condo / Co-op

4151 REDWOOD AVE #101		Open	11-2	rev
\$1,469,000	3+4	ARCHITECTURAL		



DEL REY ARTS DISTRICT TOWNHOME

Townhome in the heart of DEL REY ARTS DISTRICT. Rare corner unit with direct street entry and exceptional natural light throughout. Authentic bamboo floors, floor to ceiling windows, high ceilings, open loft style floor plan, gourmet kitchen with Caesarstone counters, stainless steel Viking and Bosch appliances, master bath with custom oversized tub/wet room. Has private roof deck with beautiful city and mountain views, in addition to private 2 car garage with work space and storage.

MLS#19-464714

Debra & Mark Kessler 310-724-7100

NOURMAND & ASSOCIATE

www.4151Redwood.com

13 Palms - Mar Vista Single Family

3875 MARCASEL AVE		Lunch	11-2	NEW
\$1,695,000	2+2	1sty-SPANISH		



2 ON A LOT - BEV HILLS OF MAR VISTA

3875-FRONT -2 Bdr 2 Ba. Classic Spanish-Arches, Hardwd floors, Batchelder FP, formal Din Rm, eat-in kitchen. Master Bdr opens to patio surrounded by fruit trees. 3873- REAR- 2 Bdr 1.5 Ba- 2 story Contemporary- Great Room- kitchen and dining open to high ceiling living room. Wall of glass leads to outdoor entertaining area surrounded by lush landscaping. Attached 3 car garage + carport. Room for Boat/RV (Per LA City it's a 3 car garage with Accessory Living Quarters)

MLS#19-486656

Gwen Tanguay 3103906655

REDWOOD REALTY

Stove,Frig,W/D Hookup,Heater, GD Opener

3819 LYCEUM AVE Lunch 1-2

3819 LYCEUM AVE		Lunch	1-2	NEW
\$1,599,980	3+3	MODERN		



MAR VISTA DELIGHT

Beautiful 3 bedroom, 3 bath single family home with permitted private guesthouse/ADU and separate address, above detached garage on large lot of over 7,000 sqft. hardwood floors throughout. The Accessory Dwelling Unit has a separate address. Washer & Dryer included (as is, no warranty) in garage. Permitted Deck overlooks huge landscaped private yard with mature citrus & fruit trees and B-B-Q Grill. Great location, minutes from the marina and the beach. Walk to nearby stores and restaurants.

Novelette Witt 310-714-1317

MORGEN REAL ESTATE

Range/Oven, Refrigerator, Dishwasher

12234 EVERGLADE ST		Open	11-2	rev
\$3,795,000	5+4	VILLA		



ENDLESS VIEWS!

On a clear day, you can see forever - From Malibu to Palos Verdes, Ocean to Hollywood Hills from the private rooftop deck! Ocean views from the kitchen, dining area and upstairs bedrooms and sitting room. Situated on a private, flat Estate size lot at the end of a cul-de-sac you will find this timeless exquisite Italian Villa in a gated compound on coveted Mar Vista Hill. Updated in 2011.

MLS#19-474406

Gabriele Schkud 310.291.5800

COMPASS

www.12234everglade.com

4120 BEETHOVEN ST		Open	11-2	rev
\$1,619,000	3+3	1sty-CONTEMPORARY		



PERFECT HARMONY HOME PLUS ADU/ GUEST HOUSE

Newly renovated 3 bedroom, 2 bath home with tons of charm plus private & permitted ADU/Guest Home with rent potential of \$30K per year. Open floor plan, hardwood floors, new kitchen with waterfall center island, new appliances, master with ensuite bath & generous walk-in closet. The detached permitted Accessory Dwelling Unit has a separate address, mailbox and electrical panel along with washer/dryer hook ups & private yard. Great location, minutes from the marina & beach. Great walkability.

MLS#19-474948


Paul Wylie 323-515-9585

LAMERICA REAL ESTATE

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

14 Santa Monica Single Family

522 21ST PL		Open	11-2	NEW
\$6,395,000	6+6	SPANISH		



STATELY MEDITERRANEAN IN PRIME NORTH SANTA MONICA

Stately Medit in highly desirable Gillette Regent's Sq. Sun-filled foyer leads to richly detailed, grand scale spaces filled w/ romance & charm. Step-dn LR, spacious DR, inviting lib & fab playrm. Expansive "grt rm" consisting of fam rm, cook's kitch & brkfst area all open thru French drs to trellis-covered, heated patio, fire pit, pvt yd & pl/spa. 5 BR's up, 1 down incl fab master w/ sep office, sitting area, terrace, lavish stone BA & room-size fitted closet. Over 6,300 sq ft. Rare offering.


MLS#19-484694

David Offer 310-820-9341

BERKSHIRE HATHAWAY

www.522-21stplace.com

689 BROOKTREE RD		Open	11-2	NEW
\$3,699,000	2+2	TRADITIONAL		



AMAZING OPPORTUNITY TO OWN A PRIVATE SANCTUARY IN SM CANYON

This tastefully done property is filled with unique charm & character featuring Jerusalem stone, plank wood floors & high ceilings that offer ample natural light. A gracious floor plan opens to a large deck that blends seamlessly into the trees & creek. The updated kitchen features Viking appliances, butcher block countertops & open shelving. On the upper floor there is a large Master Suite including walk-in closet, tranquil bathroom with soaking tub & skylights, as well as a peaceful loft.

Melanie Sommers 310-418-0343

COMPASS

Dishwasher, Washer/Dryer, Refrigerator

625 CALIFORNIA AVE		Refresh.	11-2	NEW
\$3,250,000	3+2	1sty-CRAFTSMAN		



STUNNING CRAFTSMAN 1-STORY HOME - COME FOR COFFEE CART

Renovated 1909 Craftsman. Gorgeous details throughout this 3BR home w/wood flrs, wood moldings, plus wood framed windows, French drs & Skylights for natural light. IPE wood 8" front fence, wood bannisters plus copper gutters with a chain water feature. Cozy living rm with a lrg firpl. The front bedroom is being used as an office with a Murphy bed. Sumptuous dining room leads to the kitchen with breakfast area & Viking appl. The 2nd BR Ensuite is off dining rm & master has a spa-like bath.

Susan Kastner 3108809227

COMPASS

Dshwshr,Dryer,Frzr,Grbg Disp

TUESDAY

1128 CEDAR ST	Open	11-2	NEW
\$3,185,000	4+3	TRADITIONAL	
	<p>OUTSTANDING SPANISH STYLE 2-STORY WITH CHARACTER AND VIEWS</p> <p>Enjoy ocean, mountain and glittering light views of downtown Santa Monica, also catching wonderful ocean breezes. The sunsets here are magnificent! The floor plan and scale to size is perfect, never compromising the architecture while still providing an indoor to outdoor entertaining flow, meeting today's expectation and going beyond. The yard is also just perfect, very functional, with patio and grassy play area.</p>		
MLS#19-492712	Ron Wynn	3106211772	Dshwshr,Dryer,Grbg Disp,Hood Fan,Rng/Ovn
COMPASS			

515 SAN VICENTE BLV, UNIT 521A	Open	11-2	NEW
\$959,000	3+2	TRADITIONAL	
	<p>LIGHT, BRIGHT, BEAUTIFUL CONDO MOMENTS FROM PALISADES PARK</p> <p>Light, bright, and beautiful 3 bed 2 bath condo is located in a charming courtyard garden complex. This first floor unit features spacious bedrooms, tastefully updated bathrooms, a formal dining room, & ample storage space. Hardwood floors, plantation shutters, & crown molding are throughout. Your private laundry is just outside your front door & one car garage space is in a shared garage off alley includes additional storage. Located in the Roosevelt Elementary & Lincoln Middle School Districts.</p>		
Melanie Sommers	310-418-0343	Dishwasher, Washer/Dryer, Refrigerator	
COMPASS			

3304 VIRGINIA AVE	Open	11-2	NEW
\$1,150,000	3+2	TRADITIONAL	
	<p>LIGHT, BRIGHT & READY FOR MOVE-IN!</p> <p>This charming three-bedroom traditional home is located in Santa Monica's desirable Pico District. An inviting deep red door opens to the living and dining rooms with large windows and wood floors. The spacious family room is located off the kitchen is a wonderful place to relax and unwind. Recent updates to this move-in ready home include new paint, refinished wood floors, and new exterior landscaping. Centrally located close Silicon Beach, restaurants, Bergamont Station, parks, and freeway.</p>		
MLS#19-492524	Chris Hicks	www.3304virginiaave.com	
THE AGENCY			

1301 FRANKLIN ST, UNIT 12	Open	11-2	NEW
\$729,000	2+1		
	<p>MAGICAL VINTAGE COURTYARD CONDO COMPLEX</p> <p>Top floor quiet rear unit w/hardwood floors throughout. Tranquil sun-filled rooms w/gorgeous views from every room. Very well maintained w/soothing fountain and lush landscaping. Wood burning fireplace, inside laundry, one car garage, low dues w/eq insurance.</p>		
Gary Limjap	310 430-0818	Stove, Microwave, Dishwasher, Washer.	
COLDWELL BANKER RESI			

2202 GEORGINA AVE	Open	11-2	rev
\$11,999,000	7+9	3sty-CAPE COD	
	<p>MAGNIFICENT, THREE-LEVEL ESTATE ON PRESTIGIOUS GEORGINA AVE</p> <p>Exquisite detail & fine craftsmanship define this magnificent, three-level estate on the prestigious Georgina Ave. On a corner lot and surrounded by privacy hedges, this property affords a rare opportunity to own a grand scale home on an estate-size lot. The gracious entry with 30 ft ceilings & sweeping staircase leads to the elegant living room with a private staircase to the refined wine-tasting room and wine cellar. This home offers 7 bedrooms and 9 bathrooms in a marriage of volume & light.</p>		
MLS#19-460330	Kate Bransfield	310.395.1133	BBQ,Blt-Ins,Dshwshr,Dryer,Elvtr,Other
COLDWELL BANKER RESI			

2960 NEILSON WAY #302	Open	11-2	rev
\$1,099,000	1+2	1sty-TRADITIONAL	
	<p>STRAIGHT ON OCEAN VIEW @ SEA COLONY II</p> <p>Spectacular 3rd floor residence at the beachside Sea Colony II in Santa Monica with a wonderful patio that allows you to sit back and capture the glorious straight-on ocean view. This large 1-bedroom, 2-bathroom unit features hardwood floors, fireplace in living room, in-unit laundry, a cozy sitting bar and an office nook. Building has 24-hour guard-gated security, a heated pool, 3 spas, M & W saunas, fitness center, yoga room, ample covered guest parking and on-site mgmt.</p>		
MLS#19-466046	Rick Ojeda	310-902-7676	HUGE PRICE IMPROVEMENT...WON'T LAST!
COMPASS			

14 Santa Monica Condo / Co-op

15 Pacific Palisades Single Family

3214 HIGHLAND AVE UNIT #3	Open	11-2	NEW
\$2,495,000	3+2.5	3sty-NEW PROJECT	
	<p>VENICE LIFESTYLE, SANTA MONICA AMENITIES.</p> <p>Unit 3 is one of 6 contemporary residences. This signature boutique property sits in the highest demand area of Silicon Beach - on the border of the Ocean Park district (Santa Monica) and Rose Avenue district (Venice). The six brand new contemporary townhouses have oversized private subterranean 2-car garages and rooftop decks with stunning views. Homes range in size from 1,700 - 1,950 Sq Ft. Each home features Miele appliances, custom built walnut cabinets and wide plank oak flooring.</p>		
Patrice Meepos	310-849-5443	TWILIGHT OPEN HOUSE TUES JULY 30TH 5-7PM	
COMPASS			

16133 ALCIMA AVE	Open	11-2	NEW
\$7,500,000	5+7.5		
	<p>MODERN MASTERPIECE IN PACIFIC PALISADES</p> <p>The ultimate Southern California luxury lifestyle awaits from this brand new, Modern Masterpiece in The Palisades, where superlative design, exceptional finishes, and an open-concept floor plan accentuate the absolutely awe-inspiring sunset ocean views.</p>		
Gary Gold	310.741.0505	HiltonHyland.com	
HILTON & HYLAND			

1033 9TH ST #1033C	Refresh.	11-2	NEW
\$1,050,000	1+1	1sty-CALIFORNIA BUNGALOW	
	<p>PRIME SANTA MONICA CONDO FEELS LIKE A HOME WALK TO THE BEACH</p> <p>Charming single level Mediterranean Style condo N of Wilshire! Few blocks to SM beaches, Pier, Shopping & restaurants, perfect for the CA life style! Spacious living rm w tons of natural light & facing the tropical gardens, HW floors throughout, coved Ceilings, arched doorways, Large bedroom with a spacious walkin closet. Tons of original charm & character. Low HODS, In unit laundry, lots of closets throughout the unit, Electric car charger at the covered one car garage, Feels like a small home!</p>		
MLS#19-490406	Shiva Niku	3107139356	Dshwshr,Dryer, Washer,Grbg Disp,Hd Fan,
NELSON SHELTON RE			

656 LACHMAN LN	Open	11-2	NEW
\$7,495,000	5+6		
	<p>IMPECCABLE NEW CONSTRUCTION WITH OCEAN VIEWS</p> <p>Welcome to this impeccable new construction situated in the highly desired neighborhood of the Pacific Palisades. Built and designed by the powerhouse Developer and Interior Design couple David and Eliana Rokach. This beach chic farmhouse offers sensational ocean views spanning from the tree tops of the Pacific Palisades through Santa Monica, the queens neckless of Palos Verdes and in your face blue ocean. Properties built and designed by this highly sought after design duo do not seem to last.</p>		
MLS#19-492118	Santiago Arana	310-926-9808	www.TheAgencyRE.com
THE AGENCY			

TUESDAY

X 1660 CASALE RD	Lunch 11-2	NEW
\$7,250,000	6+9 3sty-MODERN	




COME SEE THE DREAM!

Come enjoy Feast From The East while soaking in the views from the Upper Riviera. See the dream of 1660 Casale...!

MLS#19-492466
James Respondek 310 488-4400
SOTHEBY'S

www.1660CasaleRoad.com

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



BEAUTIFUL SEA RIDGE TOWNHOME

Great opportunity in gorgeous, serene Sea Ridge. Enjoy move-in ready home with great mountain and lush greenery views. Recently remodeled kitchen, state of the art appliances, elegant hardwood floors. Third bedroom currently being used as a den, but can be converted back to bedroom. Private 2 car garage. Amenities include a beautiful community pool, spa, BBQ area. Minutes to beach, hiking and biking trails, Palisades Village with new shops, theater, and restaurants.

MLS#19-468584
Andrea Samulon
COMPASS

Bit-Ins,Dshwshr

16590 VIA FLORESTA	Open 11-2	NEW
\$3,695,000	4+4 2sty-CONTEMPORARY	




SOPHISTICATED ARCHITECTURE

Contemporary 4bd. 4 ba. Palisades home with soaring ceilings and inspiring views. New sparkling pool & spa, entertainment patio, mountain and city forever views of the Palisades & Santa Monica. Features include cook's kitchen open to family room, marble & slate floors & recessed lighting. Master suite with fireplace, opulent master bath, walk-in closets & balcony. 3-car direct access garage has an air-conditioned gym. Alarm system, 8 cameras, backup generator & water purifying system.

MLS#19-449394
Lynn Rogo,Betty Graham 310-890-7738
COMPASS & COLDWELL B

17366 W SUNSET BLVD #202	Open 11-2	rev
\$1,599,000	3+3 1sty-CONTEMPORARY	




STUNNING OCEAN AND MOUNTAIN VIEWS!

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

MLS#19-449394
Anthony Marguleas (818) 624-8661
AMALFI ESTATES

www.17366SunsetBlvd.com

17001 BOLLINGER DR	Open 11-2	red
\$3,095,000	5+4 TRADITIONAL	



REDUCED IN MARQUEZ KNOLLS!

This renovated and recently expanded home (2015) nestled on a large flat peaceful corner lot (hard to come across), is the ideal spot to call home! Take in the views of the most peaceful field from the backyard (which is perfect for entertaining!) as well as the master suite which has vaulted ceilings, private balcony, wood-burning fireplace, and steam shower.

MLS#19-473578
Jacqueline Chernov 310.403.7557
COMPASS

16 Mid Los Angeles *Single Family*

1636 W 25TH ST	Open 11-2	NEW
\$1,199,000	5+3 3sty-OTHER	




UNFORGETTABLE CIRCA 1905 AMERICAN FOURSQUARE HOME

This American Foursquare home is located in the Adams-Normandie HPOZ district. A home that boasts charm & character, large-scale rooms, high ceilings, lots of light, an impressive center hall & wood floors. Large formal dining room, spacious pantry and beamed ceilings in the study/family room, fireplace in the living room. Has been well maintained with upgraded electrical & plumbing, gated front yard, large private fenced back yard. This beautiful home abounds with space, character and history!

MLS#19-487618
Carrabba Group 323-899-2900
COMPASS

www.adamsnormandie.com

1038 CHAUTAUQUA	Open 11-2	rev
\$3,750,000	4+3.5 2sty-TRADITIONAL	



PALISADES VILLAGE'S BEST LOCATION - BUILD NEW OR REMODEL!

Palisades Village's best possible location! This exquisitely landscaped private lot with pool overlooks Rivas Canyon and Will Rogers. Two-story traditional home with original charm and potential to remodel. The property and hillside are a nature lover's delight: fruit trees, birds and butterflies populate the lush gardens.

MLS#19-487618
Betty-Jo Tilley 3104299833
BERKSHIRE HATHAWAY

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

15 Pacific Palisades *Condo / Co-op*

15500 W SUNSET #304	Open 11-2	NEW
\$949,000	1+1 MEDITERRANEAN	

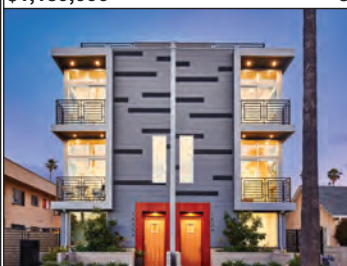


PALISADES VILLAGE PENTHOUSE

Perfectly located across the street from the Village development, just a block from the heart of town, yet tucked away in a quiet mid-section of this small, sought-after building. Soaring ceilings and open living spaces create a bright and airy feel with tree top views to the west from your own private patio. Laundry in unit. Easy access to and from 2 parking spaces and private entry. Extra storage in garage. Lushly landscaped and well-maintained building, offering the best of California living.

MLS#19-492268
Robin Walpert 310-480-4980
SOTHEBY'S INTL RLTY

1434 1/2 S SYCAMORE AVE	Open 11-2	NEW
\$1,139,000	3+4 ARCHITECTURAL	



FINAL HOME AT SYCAMORE PALMS! PRIVATE ROOF DECK WITH VIEWS!

FINAL HOME - ACT NOW. Architectural SFR w/panoramic views in hip Mid City. Sophisticated designer touches, high ceilings & walls of glass w/abundant natural light. Cook's kitchen w/high-end SS appliances, custom cabinets & a huge eat-in bar that opens to living, dining & private patio. Upstairs are two generous en-suite BDs incl the expansive master w/WIC & superb bath. Upper level feat huge private roof deck w/gas BBQ connection. 89 walk score & convenient to DTLA, Hollywood, the beach!

MLS#19-489966
Grant Linscott 323-487-9222
KELLER WILLIAMS REAL

Bit-Ins,Dshwshr,Grbg Disp,Micro,Rng/Ovn

New & Improved

VESTAPLUS™ Mobile

18 Hancock Park-Wilshire Single Family

733 N LAS PALMAS AVE	Open	11-2	NEW
\$3,195,000	5+5.5	CONTEMPORARY	



CONTEMPORARY 2-STORY DESIGNER HOME

5 Bedrooms and 5 1/2 baths. Very open floorplan and soaring ceilings make this home great for entertaining throughout. Gourmet kitchen features thermador appliances. Expansive glass doors make this home an indoor/outdoor delight. Mature landscaping provides excellent privacy. Infinity pool, spa, fountain, deck and grassy area. 2 car garage with direct entry. Everything a buyer would expect.

Steve Tator	323.810.1593	
COLDWELL BANKER HP		

754 S CITRUS AVE	Lunch	11-2	NEW
\$2,599,000	4+4	1sty-SPANISH	




COME FOR LUNCH!

This one-of-a-kind Spanish Revival house and ADU has been meticulously rebuilt with unparalleled design and quality for the most discerning buyer. Designed and built by Spring Construction, this house is a must see! Perfect for Southern California's year round indoor/outdoor living.

J. Shomof & M. Lipkin	323.960.5062	
MD PROP. & SOTHEBY'S		
Open 11:00-2:00PM & Twilight 7:30-9:00PM		

167 N CITRUS AVE	Open	11-2	NEW
\$1,695,000	4+3	1sty-COUNTRY ENGLISH	




CHARMING COUNTRY ENGLISH FIXER

Location! Location! Location! Great opportunity on one of the most beautiful blocks in Hancock Park! Bring your imagination and contractors to bring this sweet home back to its glory! 4 BR/3 BA, living room with high beamed ceilings and fireplace, formal dining with adjacent enclosed porch. Secluded back yard. 3rd St. Elementary school district.

L. Brenner / N. Hartman	323-860-4245	
COLDWELL BANKER HP		

236 S LARCHMONT BLVD	Open	11-2	red
\$2,299,000	3+4	COUNTRY ENGLISH	



HOT NEW PRICE!

3rd Street Elementary. Beautifully updated and meticulously maintained, this three bedroom, 2 full + 2 half bath house includes stunning living room with original architectural details, vaulted ceilings, stylish kitchen and a lovely den facing green backyard. Located on a quiet block a short distance from Larchmont Village with its Sunday Farmers' Market and sweet cafes.

MLS#19-459790		
Loveland Carr Properties	323.460.7606	
COLDWELL BANKER HP		
www.236SLarchmont.com		

619 S JUNE ST	Open	6-8:30	rev
\$15,950,000	7+9.5	TRADITIONAL	



EXCLUSIVE TWILIGHT OPEN AT ONE-OF-A-KIND, CUSTOM ESTATE

Nearly total re-built estate w/best & rare materials. Gourmet kitchen w/islands, Miele/Thermador appliances & pantry. Wet bar w/underground spiral wine cellar. Master w/fireplace, lounge, balcony, walk-in closets, tub, steam & dual vanity. Outdoor space w/ endless opportunity! Backlit onyx firepit, outdoor kitchens w/grills & beer taps, pool w/swim-up bar & tennis court. Features smart-home tech, 4K Dolby Atmos theater, gym, guest house w/kitchen & bath, porte cochere, carport, elevator & more

MLS#19-486700		
Sally Forster Jones	310.579.2200	
COMPASS		
619JuneStreet.com		

19 Beverly Center-Miracle Mile Single Family

8147 W 4TH ST	Lunch	11-2	NEW
\$4,629,000	5+5.5	2sty-CAPE COD	




SENSATIONAL NEW CONSTRUCTION

Exquisite Beverly Grove new construction Cape Cod smart home with stunning details and accents at every turn. This luxurious home offers 5 Beds, 5.5 Baths, formal living and dining, office, wine room, theatre, gourmet Chef's kitchen, a spectacular master-suite, outdoor dining, pool & spa. A brisk walk to The Grove and Beverly Center, experience the best of Los Angeles, music, nightlife, shopping and fine dining.

Or Brodsky	310-623-2319	
COLDWELL BANKER BHN		
www.8147W4th.com		

445 N EDINBURGH AVE	Open	11-2	NEW
\$3,100,000	4+3	SPANISH	



GORGEOUS SPANISH VILLA IN THE HEART OF IT ALL

Experience this drop-dead-gorgeous Spanish villa in the heart of the city's hottest neighborhood, Beverly Grove. Come and live in the heart of it all with a short walk to the world's best dining, entertainment & people watching. Complete w/ gourmet kitchen, Viking appliances and zen like grounds with a pool and lounge area. This home is a work of art with remarkable taste and quality apparent in every inch from the classic exposed beams to the hand-painted tiles in the bathrooms.

MLS#19-490466		
Branden & Rayni Williams	310.691.5935	
HILTON & HYLAND		
Williams & Williams Estates Group		

620 N STANLEY AVE	Open	11-2	NEW
\$2,795,000	4+4	TRADITIONAL	




BRAND NEW, TRADITIONAL ESTATE IN FAIRFAX VILLAGE

As you enter, discover wide plank maple flooring & first floor guest room w/bath. Formal dining room w/T&G ceiling looks out onto the massive indoor/outdoor living w/marble fireplace & slider to the yard. Chef's kitchen w/eat in nook, island, walk in pantry & Frigidaire freezer/refrigerator & Bertazzoni range. Upstairs, discover ensuite beds, loft & laundry room w/sink. Master w/vaulted ceiling w/beam & is filled w/light. Spa-like bath w/dual sink vanity, tub, shower & walk-in closet.

MLS#19-492520		
SFJones/AGlick	310.579.2200	
COMPASS		
620Stanley.com		

8406 W BLACKBURN AVE	Open	11-2	NEW
\$1,399,000	3+4	MODERN	




50% SOLD AT 10BLACKBURN - NEW HOMES WITH PRIVATE ROOF DECKS!

Welcome to 10Blackburn, a boutique collection of new 3BD homes w/roof decks located in Beverly Grove. Feat European Oak flooring & abundant windows w/natural light. Main level is a guest BD w/attached bath & direct entry garage. 2nd level boasts a bright living room w/balcony, dining & cook's kitchen w/SS appliances & huge eat-in breakfast bar. Upstairs find the laundry, BD & master suite w/beautifully tiled bath & WIC. Private roof decks w/panoramic city views. 92/100 walk score. Welcome Home!

MLS#19-482552		
Grant Linscott	323-487-9222	
KELLER WILLIAMS REAL		
Dshwshr, Micro, Rng/Ovn, Fridg		

322 N KINGS RD	Open	11-2	red
\$3,725,000	3885500	5+6	



PRIME BEVERLY GROVE
WWW.322KINGS.COM

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

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

TUESDAY

6429 COLGATE AVE	Open	11-2	rev
\$3,898,500	4+6	3sty-TRADITIONAL	



SOPHISTICATED NEW CONSTRUCTION
WWW.6429COLGATE.COM

Custom Cape Cod with contemporary finish details. Prime Grove location, walled & gated for privacy. This home encompasses over 4500sf on three levels with 3 car parking, 4 bedrooms and 6 baths! Amazing rooftop patio with bar. Impeccably executed with extensive woodwork, grand staircase, box beam ceilings, decorative wainscoting, art lighting & high-end finishes throughout. Spacious grassy back yard has poolside cabana, spa, BBQ area & mature landscaping. Newly constructed one-of-a-kind home!

MLS#19-483174
Omega Group-Todd Michaud 310.429.8191
KELLER WILLIAMS HH

www.OmegaGroup.LA

2302 KENILWORTH AVE	Refresh.	11-2	rev
\$2,999,000	4+3.75	MONTEREY COLONIAL	



SILVER LAKE STUNNER W/ POOL + EPIC VIEWS

Classic c. 1934 Monterey Colonial pool-home in the Moreno Highlands, Silver Lake's premier neighborhood. Tastefully updated. Enormous master suite features a fireplace, two generous walk-in closets, luxurious bath and balcony. (Total 4bd + 3.75ba) Sweeping views of reservoir, treetops + mountains. Private and enclosed patios and yard space ideal for the home entertainer, feat. updated saltwater pool. A rare find in the desirable Ivanhoe Elementary district.

MLS#19-490540
Andrew Morrison 323.270.2277
REDWOOD REAL ESTATE

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

20 Hollywood Single Family

1336 N SYCAMORE AVE	Open	11-2	NEW
\$1,489,000	3+4	CONTEMPORARY	



SYC HOLLYWOOD - 10 NEW HOMES WITH HUGE ROOF DECKS & VIEWS!

Welcome to SYC Hollywood, a collection of new modern homes in prime Hollywood. Feat high level craftsmanship, each home is designed to take in exceptional views. Open floor plan w/wood flooring w/seamless flow from living to dining & kitchen w/an abundance of natural light. Kitchen w/ SS appliances, ample cabinetry & large eat-in bar. 2 spacious master suites. Huge private roof deck is BBQ & solar ready w/city & Hollywood sign views. Oversized 2 car garage. 93 walk score!

MLS#19-492026
Grant Linscott 323-487-9222
KELLER WILLIAMS REAL

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

22 Los Feliz Single Family

5160 LINWOOD DR	Lunch	11-2	NEW
\$7,000,000	5+4.5	3sty-MEDITERRANEAN	



VINTAGE LAUGHLIN PARK VILLA

The Sparks-McLaren House; Arthur Kelly, A.I.A., architect; 1930. Rarely does one of the finest homes in Laughlin Park come onto the market, as here. This grand Mediterranean estate was built for an extended family of world travelers by the esteemed architect of the "Playboy Mansion". Sited on a cul-de-sac at the highest point in celebrity-favored, gated Laughlin Park, the home enjoys wrap-around city, hills and Griffith Park views. All rooms are impressively-scaled.

MLS#19-490540
Richard Stanley 213 300-4567
COLDWELL BANKER

www.5160linwood.com

6142 LEXINGTON AVE	Open	11-2	rev
\$1,495,000	3+3.5	MODERN	



LUXURY SINGLE FAMILY HOMES IN HOLLYWOOD MEDIA DISTRICT

Oversized floor plans feat. Thermador appliances, wet bar with wine cooler, Bulthaup cabinetry, balconies and private roof decks. Master suite features dual walk-in closets and luxe bathroom with soaking tub and shower. Craftsmanship and attention to detail is evident throughout the home, from engineered oak flooring to integrated security monitoring systems & more. Centrally located near the best restaurants, nightlife, and shopping in Hollywood. Your new Hollywood home awaits!

MLS#19-487550
Reichling \ Lukan 323-395-9084
COMPASS

www.lodihollywood.com

28 Culver City Single Family

4214 LA SALLE AVE	Open	11-2	NEW
\$2,950,000	5+6		



CHECK OUT THIS UNIQUE OPPORTUNITY

Beautiful newly constructed farm style home approximately 2,000 SQ FT. Includes 2 additional totally reconstructed units on a single lot. The first reconstructed unit is a 2 bed, 2 bath, approx. 1,100 sq ft. The second reconstructed unit is a 1 bed, 1 bath, approx 600 sq ft. Great Treelined Street in close proximity to Downtown Culver City.

MLS#19-490586
Diane Dorin 3104661619
COMPASS

Dshwshr,Rng/Ovn,Fridg

21 Silver Lake - Echo Park Single Family

3325 HAMILTON WAY	Open	11-2	NEW
\$1,395,000	4+3	TRADITIONAL	



DREAM HOME IN THE HEART OF SILVER LAKE

Enter the spacious living area w/hardwood floors and custom tiled fireplace.The living room opens to the den/dining while the updated kitchen offers quartz countertops, and stainless steel appliances. First floor bedrooms and adjacent bath allow for privacy and office space while the upstairs grand master ensuite provide relaxation and functionality. Laundry is both downstairs & upstairs for added comfort.The finished basement has 360 sq. ft of bonus space with 1/2 bath perfect for a jr. suite.

MLS#19-477268
Kerry Ann Sullivan 310-907-6517
HALTON PARDEE

Blt-Ins,Dshwshr,Refrig,Oven,Other

10861 WHITBURN ST NEW

\$1,499,999	5+3	2sty-CONTEMPORARY
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CULVER CITY 2 STORY TRADITIONAL

Fantastic lower Culver Crest 2-story traditional on quiet non thru-street. Large format 5bed/3bath family style floor-plan w unique flexible en-suite. En-suite includes a large great room w kitchenette, separate bedroom, bathroom, hallway, and exterior private entrance. En-suite could be used as an over-sized family room, private guest quarters, converted to grand master bedroom, or potential ADU. Desirable floor-plan includes living room, dining room, family room/den, en-suite, solar, EV chrg.

MLS#19-477268
Jeff Lovell 310.486.3080
KW-SANTA MONICA

Solar & EV Charging Station

2667 QUEEN ST	Lunch	11-2	NEW
\$1,190,000	4+4	SPANISH	

1920's Spanish Charmer. Fully updated. 3-bedroom, 3-bath house with Bonus Guest House/Office w/Bath. Add'l bonus room great for work-out/yoga/art studio. Stunning architecture features. Basement.

MLS#19-477268
Tamara Suminski 310-514-6081
BEACH REAL ESTATE GR

VESTA PLUS™

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11319 HAVELOCK AVENUE	Open	11-2	NEW
\$1,050,000	3+2	CONTEMPORARY	




JUST LISTED! CHARMING 3 BEDROOM HOME NEAR CULVER CITY

Charming house on a cul-de-sac street, ideally located between Culver City and Mar Vista. The interior features include cherry wood kitchen cabinets, built in oven and microwave, dishwasher, and laminate wood floors. Front parking area can park up to 4 cars. The garage was converted to an office/rec room (conversion was not permitted). Large patio between home and garage/rec room leads to a gated beautiful pool. Amenities include: central air and heat, and fireplace in the living room.

MLS#19-492386
Gary Fox 310-202-9166
MILLER & DESATNIK

29 Westchester *Single Family*

7133 KNOWLTON PL	Open	11-2	NEW
\$989,000	3+2	TRADITIONAL	



BEST VALUE IN WESTCHESTER


Beautiful 3bed/2bath home with modern upgrades&generous lot size located in a quiet Westchester neighborhood. The private front porch leads into a sunlit open floor plan, ideal for entertaining.Kitchen includes stainless steel appliances,maple cabinets,granite countertops,a breakfast bar & a center island.All 3 bedrooms include custom closets. Back patio opens up to a grassy backyard,perfect for outdoor activities with lots of privacy.Home has been just recently painted&has a new AC &water heater.

MLS#19-492788
Ziga Weisseisen 310 592 5692
RE/MAX ESTATE PROPER

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

30 Hollywood Hills East *Single Family*

6434 BRYN MAWR DR	Open	11-3	rev
\$1,399,000	3+2	2sty-MID-CENTURY	



COVETED/QUIET HOLLYWOOD DELL!!!

Have you ever thought about living in the Coveted & Beautiful Hollywood Dell and have wonderful views of the City?This two (2) story home has spectacular views from all levels. Two bedrooms and one bath on upper level and one bedroom and 1 bath on lower level with own, private entrance. This is a phenomenal value with unlimited potential. 1,744 square foot home on a 9,197 square foot lot.

MLS#19-470458
Andrew E. Woodward 323-697-5808
KELLER WILLIAMS LARC

Blt-Ins

31 Playa Del Rey *Single Family*

229 MONTREAL ST	Open	11-2	NEW
\$2,199,000	5+5	3sty-MID-CENTURY	



SPECTACULAR OCEAN & MARINA VIEW BEACH HOUSE IN PLAYA DEL REY

Dreamy ocean, Marina & city lights views from this stylish mid-century on Playa's prime northwest bluff above Silicon Beach. Beautiful open plan w/flowing living, dining & office/bedrm...all with sweeping ocean views. Updated kitchen w/ new appls. Ocean view master w/FP, sitting area, deck w/ spa. And a 2 bed/2 bath guest unit. Just a block down to Culver Village, a refreshing old school beach town w/cafes, award-winning eateries, shops, parks & miles of beaches and bike paths. The ultra beachpad!

MLS#19-491526
Alice Plato 310-704-4188
COLDWELL BANKER

Hi Ceilings,

31 Playa Del Rey *Condo / Co-op*

8125 REDLANDS ST #108	Refresh.	11-2	NEW
\$784,900	2+3	TRADITIONAL	



TOWNHOUSE-STYLE UNIT IN GATED COMPLEX WITH 3 OUTDOOR AREAS


New Listing! Garden-level in gated complex with lush landscaping, heated pool & spa, and 2-car parking. The inviting living room has engineered wood floors, updated marble fireplace near patio. Step out to a private atrium perfect for entertaining by an open kitchen with granite counters. The upstairs features a master suite with balcony, double sinks and linen closet. Also upstairs are more energy-efficient windows/doors, a second bedroom near full bathroom, washer & dryer and extra storage.

MLS#19-492366
Tamara Mattox (424) 319-0070
COMPASS

AC,Heat,CingFan,Dshwshr,patio,wash/dryer

31 Playa Del Rey *Income*

8114 PERSHING DR	Open	11-2	NEW
\$1,799,000	Duplex	OTHER	



FANTASTIC PLAYA DEL REY DUPLEX 1/2 MILE FROM BEACH

MUST SEE. Great westside location near Playa Vista. Opportunity for owner/occupant or investor. Well maintained upper duplex. Immaculate remodeled 3 BR 1½ BA VACANT owner's unit. Spacious open floorplan. Quartz countertops, upgraded appliances, self closing cabinetry and flooring. Both bathrooms redone, mirrored doors & built-in closets, new solid wood doors, fireplace in living room and new recessed LED lighting. Last sold in 1998.

MLS#sw19172045mr
Charles Monica 951-764.7057
COLDWELL BANKER RESI

Partial ocean views from 2/1 front unit

39 Playa Vista *Condo / Co-op*

12542 W FIELDING CIR, UNIT 6	Open	11-2	NEW
\$1,800,000	3+3		



IMMACULATE, TOP FLOOR PENTHOUSE

Unobstructed, sweeping views. Featuring, designer finishes, wide-plank floors and large windows throughout, creating tons of natural light this the top floor, penthouse unit with private 2 car garage. This sought after Camden floor plan truly has it all.

Trevor Levin 310-866-8738
NOURMAND & ASSOCIATE

Washer,Dryer,Over/Range,Dishwasher

7100 PLAYA VISTA DR #223 *Open* 11-2 **NEW**

\$989,000	2+2	CONTEMPORARY
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WELCOME TO THIS BEAUTIFUL HOME

Welcome to this beautiful generous open single level condo with only one shared wall located in the coveted Playa Vista Community Coronado. The spacious living area flows out to a nice west facing balcony with a view of the bluff. The open floor plan boasts a chef's kitchen with breakfast area, den area and dining area. The incredible master suite includes dual vanities, separate shower, luxurious soaking tub and an inviting walk in closet.

MLS#19-488228
Thomas Swanson 3107028559
EXCLUSIVE REALTY INC

Blt-Ins,Dshwshr,Rng/Ovn



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TUESDAY

5721 S CRESCENT PARK #410 Open 11-2		rev
\$1,189,000	2+3 CONTEMPORARY	
		
<p>NEW PRICE!!! AMAZING CONDO IN PLAYA VISTA COMMUNITY!</p> <p>Rare opportunity to purchase the Playa Vista lifestyle in this huge, light-filled unit in Playa Vista's premier building, The Chatelaine. This is the only complex in Playa Vista that offers an onsite pool & concierge! This elegant top floor, two level townhome design unit feat. a spacious living rm w/ oversized windows, Large dining rm, fireplace, high ceilings, ½ bath & balcony on the first level. Chefs kitchen feat. top of the line appliances, eat in dining area, bar stool seating.</p>		
<p>MLS#19-467154</p> <p>Danny Mahelka 2133594097 COLDWELL BANKER RESI</p> <p>Bit-Ins,Dshwshr,Dryer,Grbg Disp,Micro,Ot</p>		

15418 SUTTON ST Open 11-2		NEW
\$2,495,000	4+5 SPANISH	
		
<p>1920'S SPANISH IN PRIME SHERMAN OAKS</p> <p>An original 1920's Spanish home exquisitely and tastefully remodeled in prime Sherman Oaks south of Ventura Blvd. An open chef's kitchen, replete with natural wood cabinets, stainless steel appliances, and grand waterfall-style kitchen island with built-in breakfast bar leads to the massive entertainer's backyard with a grassy yard, private pool, and brick fireplace. The owner's suite features a charming private balcony and en-suite bathroom with spa-like tub and oversized rain shower.</p>		
<p>MLS#19-490342</p> <p>Jason Oppenheim 3109906656 THE OPPENHEIM GROUP</p> <p>www.ogroup.com</p>		

42 Downtown L.A. Land

1917 N MAIN ST Open 11-2		NEW
\$1,699,000	Land ARCHITECTURAL	
		
<p>INCREDIBLE OPPORTUNITY ACROSS FROM BREWERY ARTS COMPLEX</p> <p>14,319 sf lot, priced at land value, yet home to the Seatrain Residence, 2002, in emerging Lincoln Heights. Featured on the cover of Dwell in 2003, yet built without permits. Numerous multi-fam, creative offices, studios, restaurants and bars in the area & under development. Buyers have many options: (1) try to get current structures approved with City as a residence, (2) convert current house to a conforming property (e.g. office, studio space, restaurant, etc) or (3) build multi-fam housing.</p>		
<p>T. Rustad P. Maurice 310-623-8825 RODEO REALTY BH</p> <p>www.SeatrainResidence.com</p>		

13492 CONTOUR DR Open 11-2		NEW
\$1,790,000	4+4 ARCHITECTURAL	
		
<p>ARCHITECTURAL WITH SWEEPING VIEWS</p> <p>Open living spaces with high ceilings, fireplace and floor to ceiling windows leading out to the sit-in large balcony. Solar empowered w/ Tesla system for the house & car. Updated w/ top of the line modern finishes. Impressive chef's kitchen w/ high-end appliances, skylights, center island, office nook and outdoor dining patio. Four spacious BR, with two master suites, one is on the top floor and another below. Tiered landscaped back yard w/ fruit & vegetable garden, sitting areas and patio.</p>		
<p>MLS#19-492794</p> <p>Sigal Diamant 3108029885 NELSON SHELTON RE</p>		

62 Encino Single Family


17932 MEDLEY DR Open 11-2 561A5		NEW
\$2,095,000	4+4 1sty-SPANISH	
		
<p>CAPTIVATING 1-STORY SPANISH COLONIAL IN LAKE ENCINO</p> <p>**see today's full page ad** 1st time on mkt! Impressive, unique and full of charm! 1-story, 4,000 sqft. Soaring arches, dramatic scale, high 20ft ceilings, this is one of the best in Encino. Fabulous backyard with open scenic views, pool, spa and lawn areas. Must see pics, come by, it's an amazing property!</p>		
<p>MLS#19-492414</p> <p>Tania Ferris 3107138234 COLDWELL BANKER BH</p> <p>www.17932Medley.com</p>		

73 Studio City Single Family

11747 LAURELWOOD DR Lunch 11-2		NEW
\$4,599,000	5+7 CAPE COD	
		
<p>STUDIO CITY CONTEMPORARY</p> <p>Situated in seclusion behind a long private driveway at the end of a cul-de-sac, this newly-built Studio City retreat boasts bespoke design and custom finishes throughout. Amenities include four fireplaces, separate office, elevator, and a fabulous recreation room with a bar, home theatre, and game room. Tremendous indoor/outdoor flow with shaded outdoor patio and living area, outdoor kitchen and BBQ, grassy yard, private pool with waterfall spa, and sport court. 5-car garage.</p>		
<p>MLS#19-491536</p> <p>Jason Oppenheim 3109906656 THE OPPENHEIM GROUP</p> <p>www.ogroup.com</p>		

72 Sherman Oaks Single Family

13475 RAND DR Open 11-2		NEW
\$3,700,000	6+5.5	
		
<p>EXQUISITE MEDITERRANEAN VILLA WITH PANORAMIC VIEWS</p> <p>Nestled on the quietest of streets, only a few short blocks from the bustling shops and restaurants of Ventura Boulevard, this palatial home offers a staggering number of resort-like amenities that will make living here both fun and truly luxurious. For more details, please visit our website at 13475Rand.com</p>		
<p>MLS#19-490650</p> <p>Jason Oppenheim 3109906656 THE OPPENHEIM GROUP</p> <p>www.ogroup.com</p>		

4461 VAN NOORD AVE Open 11-2		NEW
\$1,949,000	5+4 TRADITIONAL	
		
<p>STUDIO CITY TRADITIONAL</p> <p>Fully renovated 5-Bedroom home in Dixie Canyon Elementary. Situated on a large corner lot, this 2,700+ square foot home has endless upgrades, including European oak hardwood flooring, open kitchen with Miele appliances, a newly landscaped backyard, seating and entertaining area with a concrete slab bar, Lynx BBQ and custom LED lighting. Large pool with custom safety fence, new heater, pump and LED lighting. New electrical, sewer, AC units with Nest controls, tank-less water heater.</p>		
<p>MLS#19-490650</p> <p>Jason Oppenheim 3109906656 THE OPPENHEIM GROUP</p> <p>www.ogroup.com</p>		

OPEN HOUSE STATUS

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

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

12164 VIEWCREST RD Open 11-2		red
\$1,248,000	±350000 3+1.5 COUNTRY ENGLISH	
		
<p>\$100,000 REDUCTION! LOWEST PRICED IN SILVER TRIANGLE!</p> <p>Storybook home on one the most desirable streets in Studio City's Silver Triangle! Perched atop a grassy knoll w/mature trees. Remodeled kitchen w/glass tile backsplash, stainless steel appl, quartz countertops, gourmet Bertazzo range, hood, ample storage and flooded w/light. Hdwd floors, recessed lighting, crown moldings. Master opens to bkyd, double closets, original built-ins. Converted garage offers addt space. This peaceful neighborhood in Carpenter district is a block from Fryman hiking!</p>		
<p>MLS#19-478058</p> <p>Nicole C Nash 323-428-6398 RODEO REALTY</p> <p>www.12164Viewcrest.com</p>		

80 Burbank *Single Family*

711 N PASS AVE	Refresh. 11-2	NEW
\$879,000	3+1 1sty-TRADITIONAL	



FANTASTIC TOLUCA WOODS HOME / DETACHED STUDIO

Fantastic location for this charming 3 bedroom home. Detached, finished studio is an extra added bonus to this great property. Hardwood flooring, tastefully remodeled kitchen & bath, FP in master bedroom. Close proximity to Media District, Magnolia Park. Numerous upgrades, new HVAC, rear yard is low maintenance with new pavers installed. Great area for entertaining. Come take a look, easy to show.


MLS#19-491008

Melodie Hart
COMPASS 323-868-1919

Ceiling Fan,Dshwshr,Grbg Disp,Hood Fan

1333 Ladera Heights *Single Family*

6706 SHENANDOAH AVE	Refresh. 12-2	NEW
\$1,625,000	3+3 TRADITIONAL	



LADERA HEIGHTS FAMILY HOME

This Beautiful "Ladera Heights" home, has striking details throughout. The home features a remodeled "Chef's kitchen, 3 bedrooms+ 2.5 baths and an unfinished outside casita. Buyer/Agent should verify square footage and usage as it is not included in the assessor's records.The home also has direct access to the 3 car garage and storage is plentiful. Additional amenities include a laundry room, Butler's pantry, and more!

MLS#19-489228

Jelana Bentley
PACIFIC PLAYA REALTY 3107209118

Blt-Ins,Dshwshr,Grbg Disp,Hood Fan

1458 Montecito Heights *Single Family*

4142 RAYNOL ST	Lunch 11-2	rev
\$1,260,000	4+4 CONTEMPORARY	



Brand new contemporary home built with high-end finishes located in Montecito Hills w/ views of downtown LA. High ceilings, & an open floor plan w/ indoor/outdoor living spaces. Large living room,custom kitchen, dining room,family room/ lounge, an expansive balcony, & a guest bedroom/office.The second floor features a master suite w/ gorgeous views, sitting area, bathroom, a spacious walking closet, & a private patio. There are two additional bedrooms both w/balconies & luxurious bathrooms.

MLS#19-489908

Omid Abazari
COLDWELL BANKER BH 310-873-88741

Dshwshr,Dryer,Hood Fan,Micro,Rng/Ovn



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