1933 North Orchid Avenue

COMPASS

$2,485,000
5 Bed | 5.5 Bath | 4,049 Sq Ft
RareHollywoodHeightsOasis.com

Secluded, private & tranquil, this historic gated Hollywood Heights oasis is only a short walk from Runyon Canyon and Hollywood Bowl. Set on almost 1/3 of an acre of park-like grounds with incredible East facing city views the main house is a fully renovated and lovingly maintained 1912 Cape Cod. Made for in-door/outdoor California living, this ideal 4 bedroom /4.5 bath home features a formal living room with a Batchelder fireplace, an airy formal dining room and a large gourmet kitchen/great room combination which opens to an expansive patio. The large master suite is accentuated by its panoramic views, vaulted ceilings, a large walk-in closet with custom-built shelving and a floor to ceiling fireplace. All bedrooms are complete with en-suite baths. A bunker like remodeled space under the patio can be converted into a wine cellar. 3 car garage and a large guesthouse with a full bath & mini kitchen complete this ideal setting for entertaining, hosting visitors or quiet relaxation.

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RARE PROPERTIES

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AREA 3

SUNSET STRIP – HOLLYWOOD HILLS WEST

Fabulous View in Hills

3313 BONNIE HILL DR
9/16/2018

BROKER OPEN 9/11 AND OPEN SAT/SUN 9/15&9/16 1-4 VIEWS!! Open floor plan- beam ceilings in the great room, 7" engineered 0ak plank floors, fireplace, and sleek Chef's kitchen which easily flow into the large family room, breakfast room and patio for ease of entertaining. The main living spaces and 1st floor Master (huge walk-in closet) open onto the view patio with 8 person spa. New plumbing (tankless water heater) and electrical: TURN KEY ! 3 secondary ensuites + den and 2 car attached garage

Offered At $2,995,000

Patricia L. Scott
619-857-6926

PO Box 1443
westcoastprop.com

Westwood

CHARMING WESTWOOD HILLS TRADITIONAL

stevenmoritz.com

Charming, well maintained 4-bed (3+office), 4-bath single story traditional home. First time on the market in almost 50 years & well located on one of the most desirable streets in Westwood Hills. Enter the home through the formal entry which leads into the spacious living room with bay window seat & brick fireplace. Entertain in the formal dining room with open doorways from the living room & kitchen or enjoy a meal in the eat-in kitchen. The family room boasts a cozy fireplace & built in cabinetry that hides the wet bar when not in use & flows nicely to the backyard. Additionally, there are 2 generous size family bedrooms each with private baths. The office can double as a 4th bedroom with private bath. The master suite has a fireplace, walk in closet & spacious bathroom with spa tub. The home flows nicely via French doors to the large backyard with room for a pool. Located in the coveted Warner School District with close proximity to Westwood Village and UCLA.

STEVEN MORITZ
Service. Commitment. Results.
StevenMoritz.com
310.871.3636 | DRE: 0928961
Steven@stevenmoritz.com
@StevenMoritz

BRENTWOOD BROKERAGE | 11911 San Vicente Blvd., Suite 200, Los Angeles, CA 90049 | sothebyshomes.com
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Sotheby's
INTERNATIONAL REALTY

AREA 5

WESTWOOD – CENTURY CITY

229 BRONWOOD AVENUE **WESTWOOD**

4 BED

4 BATH

3,005 SQ FT ±

open tuesday 11-2 & 4:30-6:30

This Classic Traditional was fully remodeled in 2014 and is one of the best values under $3 million in Westwood. With the highest attention to detail, the owners have created a stunning home inside and out. The home sits on one of the best streets in Westwood Hills and is ideally located just below Sunset Blvd. This two-story features 3 bedrooms upstairs, with a guest suite on the first floor. The large living room features a beautiful fireplace, fabulous dark hardwood floors, and lovely crown moulding. The living room flows into the open kitchen and great room overlooking the patio, grass yard, and views, with room for a pool. The sizable backyard is great for relaxing, entertaining, and showcases a panoramic view of the Getty Museum to Palos Verdes. There is a detached two-car garage recently converted into a guest house without a bath.

Join us for a glass of Rosé from 4:30-6:30pm.

Offered at $2,995,000

PACIFIC UNION INTERNATIONAL

FORBES | HALLIBURTON

Randy Forbes
310 345 7082

Diane Halliburton
310 339 6486

Ryan Axelrod
310 339 0804

forbesteam1@gmail.com

Pacific Union International does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of property the buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. License # 00250136 | 01839884 | 01939651

GORGEOUS BRENTWOOD PARK ESTATE

12855 PARKYNS STREET • BRENTWOOD PARK

7 BEDROOM 12 BATHROOM 10,299 SQFT. 26,879 SQFT LOT

$14,495,000

WATCH VIDEO NOW

ROGER PERRY
REALTOR® | BROKER ASSOCIATE

310-600-1553

RPERRY@ROGERPERRY.COM ROGERPERRY.COM

CA BRE #01882885 This is not intended as solicitation if your property is already listed.

AREA 10

WEST HOLLYWOOD VICINITY

1414 N Fairfax Avenue #206 | West Hollywood

1 Bedroom | 1 Bathroom | 582 SQFT± | $264/monthly HOA* | 2 Car Covered Parking

Rare top floor rear unit with a beautifully laid out floor plan and a rare large private balcony facing mature trees and views of the Hollywood Hills to enjoy the morning sun with your coffee or unwind in the evening with a glass of wine. It boasts most sought-after cathedral ceilings throughout, exposed wood beams, enjoying both morning and afternoon sun, and countless opportunities to make this your coveted oasis centrally located in the heart of West Hollywood. The unit comes with 2 covered tandem parking spaces and storage in the garage. Best of it all is its proximity to groceries like Trader Joe's/ Bristol Farms/ Whole Foods and conveniences like Rite Aid and CVS. Also, next door is neighborhood staples like Griddle Cafe, Hyde Sunset, Coffee Bean, Crunch Gym, Sundance Cinemas, the Laugh Factory and numerous restaurants. **Offered at $459,900**

For more information visit **1414FairfaxAvenue.com**

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PACIFIC UNION INTERNATIONAL

THE JM | TEAM
YOUR HOME, OUR PASSION
JMTEAMHOMES.COM

COLDWELL BANKER

RESIDENTIAL BROKERAGE

VENICE | $3,399,000

712 NOWITA PL 9/11/2018, 9/16/2018

Designed by Gabor and Allen, totally gated and private. Main floor has polished concrete floors and newly renovated cooks kitchen. Indoor/outdoor living perfect for entertaining. Separate ground floor den/family/4th bedroom with an ensuite bathroom. 3 bedrooms up, the Master has its own private balcony, walk in closet and ensuite bathroom. The Garage has been converted into a workspace complete with built ins and a separate entrance. All of this on one of the best streets in Venice.

712nowita.com

Kelly Sutherland
310-678-4830
ksutherland@coldwellbanker.com

CalBRE#01069006

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AREA 21

SILVER LAKE – ECHO PARK

Echo Park 1920's gem!

1918 CERRO GORDO ST

Tuesday Sept 11th 11-2pm, Sat 15th 1-4pm, Sun 16th 1-4pm.

Wonderful 1920's cottage in Echo Park. Delightful 2 bedroom property which oozes character and charm. Hardwood floors throughout the home. Breakfast nook that looks out onto to a terrific backyard with a deck that is the epitome of LA lifestyle and outdoor entertaining. For those needing a separate studio there is the sweet bonus room or A.D.U. for office or privacy dwelling. Close to all the amazing shops and restaurants of Echo Park and all that the neighborhood has to offer.

Offered At $799,000

LA Vintage Homes

Brian Moore
310-849-4990

1801 Hillhurst Ave
Los Angeles, CA 90027
LAVintageHomes.com

Buyer to do their due own diligence.

Sotheby's INTERNATIONAL REALTY

LIGHT & BRIGHT TOWNHOME

2045 Holly Drive #C, Hollywood Dell

www.2045HollyDrive.com

Located on a cozy Hollywood Dell street, lined with vintage Craftsman & Bungalow homes and a cooling canopy of Jacarandas, is this light & bright contemporary townhome with two stories of living space, rear patio and spacious rooftop deck. 2 bedrooms, 2 1/2 bathrooms, central air & heat, concrete tile floors & stairs, refinished wood floors, skylights, fresh paint and alarm. The open, entry level includes living room with 9 foot ceilings, gas fireplace with concrete mantel, recessed lighting & nearly floor-to-ceiling windows, cook's kitchen with stainless steel appliances, maple cabinets with LED under-cabinet lights, granite counter tops & breakfast bar, powder room and dining room with wine refrigerator & steel French doors that lead out to the generous rear patio with a lush wall of bamboo. Upstairs are two bedrooms, including master suite with walk-in cedar lined closet, custom European closet system, walls of windows that provide views of the hills surrounding Lake Hollywood & master bathroom with spa tub, double sink with blue granite counter tops & skylight, guest bedroom with newer windows & laundry closet and full guest bathroom. A set of stairs at the rear of the guest bedroom leads up to a spacious, private rooftop deck that affords 360 degree views of the surrounding hills & foliage as well as the opportunity to entertain or dine al fresco under starry nights. Holly Hubris is an intimate, well managed, four unit complex with gated entry, front drought tolerant landscaping, shared garden and secure community garage with two side-by-side parking spaces, storage and bicycle racks.

The "Dell" is a neighborhood with the feel of an by-gone era, a mix of vintage & modern architecture and a diverse blend of residents. It is in close proximity to classic Hollywood attractions, dining & shopping experiences, as well as the ever-expanding New Hollywood alternatives, and centrally located to the studios and DTLA. It has an active neighborhood association with well organized monthly meetings, holiday activities, summer bbq's, neighborhood clean-ups & yard sales Welcome Home!

JOIN US!

BROKER OPEN HOUSE - TUESDAY, SEPT 11
from 11:00am-2:00pm (serving lunch)

BROKER OPEN HOUSE - THURSDAY, SEPT 13
from 12:00-3:00pm (serving lunch)

TWILIGHT OPEN HOUSE - THURSDAY, SEPT 13
from 5:00-7:00pm (serving wine & cheese)

PUBLIC OPEN HOUSE - SUNDAY, SEPT 16
from 2:00-5:00pm

Offered at $819,000

Thomas **Inatomi**
CalBRE #01276827
323.671.1249 / www.thomasinatomi.com

BERKSHIRE HATHAWAY HomeServices California Properties

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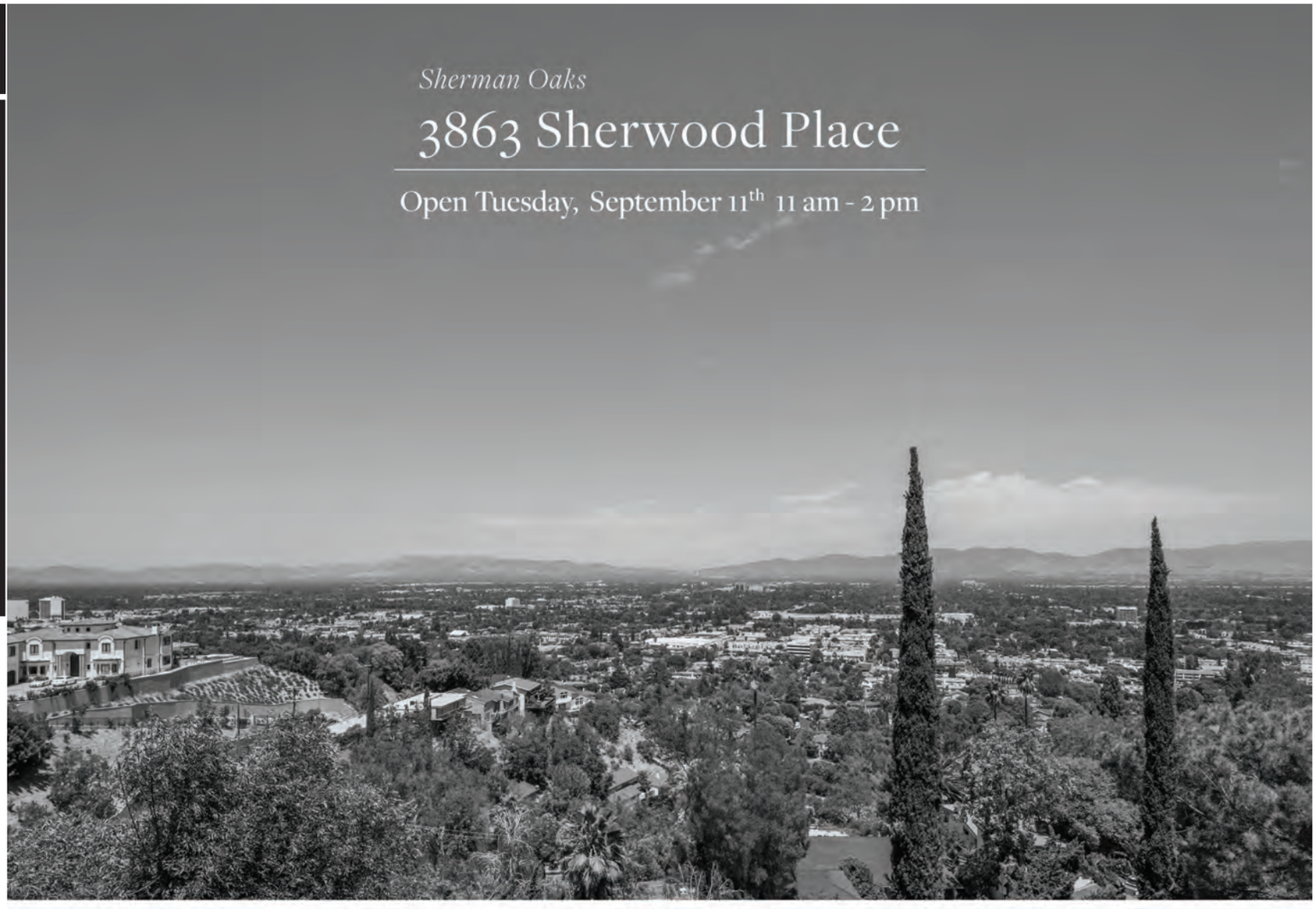
AREA 72

SHERMAN OAKS

Sherman Oaks

3863 Sherwood Place

Open Tuesday, September 11th 11 am - 2 pm



4BD, 4BA | $1,599,000

The is the stunning Sherman Oaks view house you've been waiting for. There are outrageous Jet-liner views from every room of this mid-century home, featuring 4 bedrooms and 4 bathrooms. The main level has an open floor plan to the stunning valley views, chef's kitchen with Gaggenau and Bosch appliances, dining area and living room, and powder room. Plus one ensuite bedroom currently used as a den. Downstairs is the glass-enclosed oversized master suite with stunning views, plus two additional bedrooms and two bathrooms. A third and separate oversized room with a bar and half bath could be an additional guest bedroom suite or screening/game room.

SCOTT CORT
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Scott.Cort@sothebyshomes.com
DRE: 1419552 | 310.612.2939

BEVERLY HILLS BROKERAGE | sothebyshomes.com

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