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N I C H O L A S
P R O P E R T Y
G R O U P



\$39,500 MONTHLY

1500 BLUE JAY WAY
LOS ANGELES, CA 90069

\$23,995,000
TROUSDALE
NEW CONSTRUCTION
COMING SOON

\$20,000,000
TROUSDALE FLAT ACRE
COMING SOON

\$10,000,000
LOWER DOHENY MODERN
COMING SOON

ADDITIONAL
LISTINGS

\$2,995,000

5 BED | 5 BATH
2314 JUPITER DR
LOS ANGELES, CA 90046

\$1,995,000

2 BED | 3 BATH
743 N JUNE ST
LOS ANGELES, CA 90038

\$1,875,000

2 UNITS
840 S ORANGE GROVE AVE
LOS ANGELES, CA 90036

\$1,651,000

3 BED | 4 BATH
1843 N ALEXANDRIA AVE
LOS ANGELES, CA 90027

\$1,649,000

8945 ASHCROFT AVE
WEST HOLLYWOOD, CA 90048



\$29,000 MONTHLY

21056 LAS FLORES MESA DR
MALIBU, CA 90265

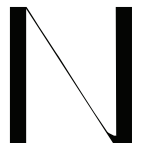


\$11,900,000

1654 BLUE JAY WAY
LOS ANGELES, CA 90069

WE HAVE OFF-MARKET OPPORTUNITIES.

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DUSTIN@NICHOLASPROPERTYGROUP.COM
DRE LIC # 01385049





OPEN TUESDAY 11-2

281 BENTLEY CIRCLE | BEL-AIR \$48,000,000

BRANDEN WILLIAMS | DRE 01774287, RAYNI WILLIAMS | DRE 0149678
310.691.5935

HILTON & HYLAND



BY APPOINTMENT ONLY

11846 ELLICE ST | MALIBU \$28,900,000

RODRIGO IGLESIAS | DRE 00994039
310.699.3435



BY APPOINTMENT ONLY

1267 LAGO VISTA DR | BEVERLY HILLS \$15,900,000

DAVID KRAMER | DRE 00996960
310.691.2400



OPEN TUESDAY 11-2

909 N BEDFORD DR | BEVERLY HILLS \$36,500,000

DREW FENTON | DRE 01317962, LINDA MAY | DRE 00475038
310.858.5474



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3100 MANDEVILLE CANYON RD | BRENTWOOD \$28,500,000

SUSAN SMITH | DRE 01187140
310.492.0733



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67 BEVERLY PARK | BEVERLY HILLS \$165,000,000

JEFF HYLAND | DRE 00389584, RICK HILTON | DRE 00904327
310.278.3311

Roger Kennedy Design with Bernard Zimmerman, FAIA



The Kennedy Residence + Studio, 1970
11470 Laurelcrest Road, Studio City, CA 91604

\$ 1,595,000

2 Bedrooms, 2 Baths, Sweeping Views

Michael D. Phillips 310.927.9189

Crosby Doe 310.428.6755

Michael Rotondi, FAIA



The Carlson-Reges Residence, 1922
698 Moulton Avenue, Los Angeles, CA 90031

\$ 6,860,000

3 Bedrooms, 3 Baths, Pool, Panoramic Views

Christopher Pomeroy 917.838.4692

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Cliff May Design



Backup offers invited

The Mildred T. Boos Residence, 1938
1920 Mandeville Canyon Road, Brentwood, CA 90049

\$ 5,000,000

5 Bedrooms, 5 Baths, Pool

Christopher Pomeroy 917.838.4692

William Turnbull, Jr., FAIA



The Hines House, 1968
301 Chinquapin Lane, Sea Ranch, CA 95497

Price upon request

3 Bedrooms, 3 Baths, Ocean Views and additional acreage

Ilana Gafni 310.779.7497



BRENTWOOD
540 Crestline Drive
\$9,995,000
6 Bed | 10 Bath | 11,412 Sq Ft

By Appointment

Hugh Evans III
310.500.1331
hugh@hughevans3.com
DRE 00997121

Richard Stearns
310.850.9284
richard.stearns@compass.com
DRE 01118915



BRENTWOOD
1511 Old Oak Road
\$7,500,000
3 Bed | 4 Bath | 2,777 Sq Ft
26,242 Sq Ft lot
By Appointment

Charles Pence
310.403.9238
cp@phsrealty.com
DRE 00670728



BEVERLY HILLS
410 Walker Drive
\$6,395,000
4 Bed | 4 Bath | 3,450 Sq Ft

Open Tuesday 11-2pm

Susan Kastner
310.880.9227
susan@susankastner.com
DRE 01237053

COMPASS

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compass.com



SANTA MONICA
844 Berkeley Street
\$7,250,000
5 Bed | 7 Bath | 180° Views
9,809 Sq Ft Lot
Open Tuesday 11-2pm

Charles Pence
310.403.9238
cp@phsrealty.com
DRE 00670728



BRENTWOOD
766 North Bundy Drive
\$2,575,000
3 Bed | 2 Bath | 2,072 Sq Ft
6,962 Sq Ft Lot
By Appointment

Richard Stearns
310.850.9284
DRE 01118915

Lauren Pugatch
310.383.4664
DRE 01959463



VENICE
343 28th Avenue
\$3,098,880
3 Bed | 3 Bath | 2,172 Sq Ft

By Appointment

Shaun Alan-Lee
310.975.5208
shaun.alanlee@compass.com
DRE 01955694

COMPASS



BEVERLY HILLS
720 N. Alta Dr
\$26,999,000
 7 Bed | 14 Bath | 18,087± Sq Ft

By Appointment

Jason Hastings
 424.240.9939
Henriett Novak
 424.226.8992
 DRE 02002328 | 02004206



BEL-AIR
930 Roscomare Rd
\$9,600,000
 6 Bed | 7 Bath | 8,000± Sq Ft

Open Tuesday 11-2

Verna Helbling
 310.849.2485
Aaron Kirman
 424.249.7162
 DRE 01338275 | 01296524



BRENTWOOD
356 S. Westgate Ave
\$6,950,000
 7 Bed | 8 Bath | 6,970± Sq Ft

By Appointment

Jane Brill Gavens
 310.497.5166
 DRE 01468938



HOLLYWOOD HILLS
7405 Pyramid Pl
\$5,188,000
 6 Bed | 5 Bath | 4,492± Sq Ft

By Appointment

Neyshia Go
 310.882.8357
 DRE 01933923



PASADENA
1726 Linda Vista Ave
\$3,795,000
 3 Bed | 5 Bath | 3,890± Sq Ft

New Listing

Kevin Bourland
 213.407.4754
Michele Downing
 626.523.6939
 DRE 01486389 | 01046965



HOLLYWOOD
733 N. Citrus Ave
\$2,895,000
 4 Bed | 6 Bath | 2,850± Sq Ft

By Appointment

Luke Anderson
 310.279.6613
 DRE 01953489

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PALOS VERDES ESTATES

2851 Via Victoria

\$2,848,888

3 Bed | 5 Bath | 4,286± Sq Ft

Open Tuesday 11-2 | New Listing

Neysia Go

310.882.8357

Jake McDermott

913.645.4615

DRE 01953489 | 02077324



ENCINO

17930 Rancho St

\$2,299,000

5 Bed | 4.5 Bath | 4,362± Sq Ft

New Listing

Sharona Farhadian

818.632.9990

DRE 01402655



LOS FELIZ

3765 Arbolada Rd

\$2,250,000

7 Bed | 6 Bath | 3,883± Sq Ft

By Appointment

Laura Epstein

213.359.4711

DRE 01911503



LOS ANGELES

1522 Point View St

\$2,200,000

5 Bed | 4 Bath | 3,454± Sq Ft

By Appointment

Alexis Boris

310.990.6894

DRE 01941211



HOLLYWOOD HILLS

3301 Adina Dr

\$1,350,000

2 Bed | 2 Bath | 1,181± Sq Ft

New Listing

Susan Andrews

323.829.8811

DRE 01425843



BALDWIN HILLS

4771 Don Porfirio Pl

\$1,100,000

3 Bed | 3 Bath | 2,038± Sq Ft

By Appointment

Scottie Shorter

310.714.0665

DRE 01253608



1501 PANDORA AVENUE | LOS ANGELES \$4,250,000
 5 BEDROOMS | 5.5 BATHS | 4,250 SQ FT | NEW CONSTRUCTION
 KOBY BACHAR 323.899.1377
www.1501PANDORA.com | kobybachar@kw.com



462 S. MAPLE DRIVE #PH | BEVERLY HILLS \$4,150,000
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 INNA SANTOSO 310.424.0391
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 DAFNA MILSTEIN 310.867.5598 | GREG SILVER 310.770.0777
 Dafna555@yahoo.com



2205 BEECH KNOLL ROAD | LAUREL CANYON \$1,898,000
 3 BEDROOMS | 3 BATH | CANYON VIEWS
 MONICA BARRAGAN 323.240.6460 | LILIAN SOARES-MACIEIRA 310.912.2060
 monica@monicabarragan.com | lilian@lilianmacieira.com



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 3 BEDROOMS | 2 BATHS | STUNNING DUPLEX!
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 www.7715LEXINGTON.com | info@thesunsetteam.com



746 N. MANSFIELD AVENUE | W. HOLLYWOOD \$2,199,000
 3 BEDROOMS | 4 BATHS | MAJOR PRICE REDUCTION!
 THE SUNSET TEAM 310.274.3900
 www.746MANSFIELDAVE.com | info@thesunsetteam.com



2616 CASTLE HEIGHTS | BEVERLYWOOD \$1,249,000
 3 BEDROOMS | 1.75 BATHS | 1299 SQ FT | 6447 SQ FT LOT SIZE
 BEN BELLET 310.367.2288 | ZACK GRAKAL 310.770.1124
 www.2616CASTLEHEIGHTS.com | realestateguy247@yahoo.com



2906 11TH STREET | SANTA MONICA \$1,549,000
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11560DILLINGST.COM

Studio City | 7BD/8.5BA | \$7,999,999
Marc Noah | marc@marcnoah | 310.205.0809



1101KAGAWA.COM

Pacific Palisades | 6BD/6.5BA | 7,639 SQ.FT. | \$7,295,000
Caitlin Colvin | Caitlin.Colvin@sothebyshomes.com | 310.454.0080
Damoon Songhorian | Damoon.Songhorian@sothebyshomes.com | 310.770.3344



6133BONSALL.COM

Malibu | 4BD/4BA/2HBA | 6,000 SQ.FT. | \$12,500,000
Barry Kinyon | Barry.Kinyon@sothebyshomes.com | 310.251.9254
Marcus Beck | Marcus.Beck@sothebyshomes.com | 310.317.1709



1961DEMILLE.COM

Laughlin Park | 6BD/5BA | 6,680 SQ.FT. | \$5,878,000
Patricia Ruben | Patricia.Ruben@sothebyshomes.com | 323.333.3801
Elizabeth Daly | Elizabeth.Daly@sothebyshomes.com | 213.440.4047



1109SANYSIDRO.COM

Beverly Hills | 5BD/5.5BA | 6,500 SQ.FT. | \$38,500/Month
Sharona Alperin | Sharona.Alperin@sothebyshomes.com | 310.345.9425

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1806 LOMA VISTA DR **TROUSDALE ESTATES**
 5 BD | 7 BA | 6,102 SF | Offered at \$8,495,000
 FEDERICO SALVATORI | JAVIER PUGA-PHILLIPS | 310.500.8213



17753 CALLE DE PALERMO **PACIFIC PALISADES**
 7 BD | 7 BA | 11,563 SF | 0.64 Acres | Offered at \$5,799,000
 R. BARSAMIAN | S. MILLER | M. SOMMERS | 213.280.0247



410 23RD ST **SANTA MONICA**
 4 BD | 3 BA | 8,863 SF LOT | Offered at \$4,295,000
 RAYMOND DOMINGUEZ | SANDRA MILLER | 310.595.6549



8625 WONDERLAND AVE **LAUREL CANYON**
 5 BD | 6 BA | 4,187 SF | Offered at \$3,699,000
 JOHN STEINER | JOAN YARFITZ | 310.666.1454



0 WAGON WHEEL RD **JOSHUA TREE**
 3 BD | 3 BA | 2,112 SF | 22.5 Acres | Offered at \$2,300,000
 R. DOMINGUEZ | G. REID | S. MILLER | 310.595.6549



4937 HAYVENHURST AVE **ENCINO**
 6 BD | 4 BA | 4,312 SF | 12,356 SF LOT | Offered at \$2,295,000
 RYAN SHIMP | SANDRA MILLER | 818.314.8606

BEVERLY HILLS
 BEVERLYHILLS.EVUSA.COM
 310.777.7510



SANTA MONICA
 SANTAMONICA.EVUSA.COM
 310.460.2525



4174 FALLING LEAF DR **ENCINO**
 5 BD | 4 BA | 4,291 SF | Offered at \$1,775,000
 MICHAEL MARTIN | 949.500.1979



800 N HOBART BLVD **MELROSE HILL**
 4 BD | 3 BA | 2,142 SF | Offered at \$1,500,000
 JOHN STEINER | JOAN YARFITZ | 310.666.1454



11 VILLAGE PARKWAY **SANTA MONICA**
 2 BD | 2.5 BA | 1,504 SF | Offered at \$1,415,000
 KIMBERLY DEMMY | GUY REID | 310.944.4417



8712 GREGORY WAY #405 **LOS ANGELES**
 2 BD | 2.5 BA | 1,815 SF | Offered at \$899,000
 SANDRA MILLER | 310.616.6213



14687 SHERMAN WAY **VAN NUYS**
 2 BD | 3 BA | 1,410 SF | Offered at \$560,000
 JAVIER PUGA-PHILLIPS | 323.573.1516



12007 CREST CT **BEVERLY HILLS**
 6 BD | 7 BA | 5,649 SF | Offered at \$35,000/mo
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ARCHITECTURE AND INTERIORS BY JOHN PAWSON
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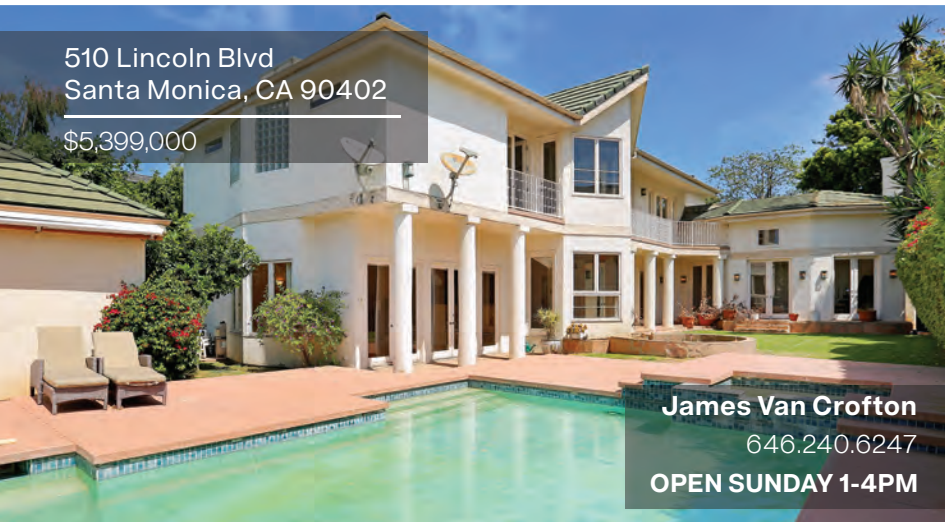
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James Van Crofton
646.240.6247
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Jan Reichmann **John Dowd**
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Downtown LA, CA 90015
\$634,000

George Collins
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950 N Kings Rd #147
West Hollywood CA 90069
\$690,000

Debi Raveh
323.839.5250
OPEN TUESDAY 11-2PM



8573 FRANKLIN AVENUE PRIME SUNSET STRIP

BRAND NEW PRICE. Located on top of Queens Road, this Quintessential two-story Mid-Century promontory view home is a Perfect find. All major rooms of this desirable Two bedroom, Three bathroom residence are accented by Floor to Ceiling windows, and overlook the large Pool area - which has commanding views of DTLA to Catalina, and the Ocean beyond. Most unique, secluded, and peaceful location. This gem of a home is completely hidden from the street as it is sited on top of a long private drive, and is ready for that Designer or Developer client to take it to the next level. The Dramatic two-story spiral staircase Entry features classic white terrazzo flooring. Both Upstairs View Bedrooms are En-suite and have Floor to Ceiling electric shades for privacy at night. Carport and an abundance of private driveway parking for guests. Move-in, Remodel, or Expand - This offering is ideal for the Buyer who wants that centrally located Sunset Strip View/Pool home that is also superb for grand entertaining.



\$2,795,000

Paul Czako
310.995.1963

THE LIVYATAN GROUP



6667 MARYLAND DR, BEVERLY GROVE

4 BED

6 BATH

APPROX. 4,473 SQFT

APPROX. 6,100 SQFT LOT

OFFERED AT \$3,995,000



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WESTSIDE ESTATE AGENCY



THE BEVERLY HOUSE BEVERLY HILLS | \$135,000,000

By far the most important & iconic Mediterranean Estate in CA. Over 3.5 acres in the heart of BH. Surrounded by manicured grounds, wrought iron gates, and a sweeping 800ft driveway. Period details abound including a 2-story wood paneled library, coved ballroom, billiard room & tiled formal dining room. A rare offering. Co-listed. weahomes.com/listing/the-beverly-house
Kurt Rappaport (310) 860-8889 | CalBRE# 01036061



THE FOOTHILL ESTATE BEVERLY HILLS | \$125,000,000

Idyllically located on 3.25 +/- lush acres, this eco-friendly property comprises one of the five largest useable parcels in Beverly Hills. Designed by Richard Meier & Partners Architects, led by Principal Designer Michael Palladino, FAIA. Timeless yet contemporary design, incorporating natural elements create an inspired sense of place. weahomes.com/listing/the-foothill-estate
Stephen Shapiro (310) 860-8888 | CalBRE# 01257836



ONE OF THE GREATEST OCEANFRONT BLUFF ESTATES MALIBU | \$125,000,000

On 3+ park-like acres in the most exclusive area in Malibu with a private pathway to one of the most beautiful beaches. A stunning contemporary home with high ceilings and walls of glass, designed by Charles Gwathmey. A spectacular living/great room overlooks ocean views, lawns & swimming pool. Theater, gym, N/S tennis crt & more. weahomes.com/listing/pacific-coast-hwy
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THE HANOVER HOUSE BEVERLY HILLS | \$39,995,000

One of the most anticipated brand new moderns to ever hit the market in Beverly Hills. An incredible estate designed by Roman James that raises the bar for ultimate luxury. Commanding views and unrivaled offerings. weahomes.com/listing/1029-hanover-dr
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Drew Meyers (310) 924-5769 | CalBRE# 01324387



ONCE IN A LIFE TIME OPPORTUNITY MALIBU | \$35,000,000

A rare & iconic property offering 100' of dry sandy beach frontage on the best part of Carbon Beach. Featuring 2 beach front swimming pools along the water's edge. Just steps away from Nobu & the Malibu Pier. Gated & private vintage style Contemporary main residence, 3 gst apts, 3 spacious storefront offices fronting PCH & more. weahomes.com/listing/the-beverly-house
Mark S. Gruskin (310) 924-5769 | CalBRE# 01324387



LEGENDARY WALLACE NEFF ESTATE BEL AIR | \$34,000,000

Built for studio mogul Sol Wurtzel, and the former home of Howard Hughes, Prince Rainier, and Elvis Presley. One of the most prized properties in all of old Bel Air on 1.5+ acres. Stunning gardens, a pool, and tennis court. A stunning Spanish Colonial mansion in perfect condition. weahomes.com/listing/10539-bellagio-rd
Kurt Rappaport (310) 860-8889 | CalBRE# 01036061

WEAHOMES.COM



WESTSIDE ESTATE AGENCY

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THE FINEST EXAMPLE OF TROUSDALE MID-CENTURY



924 N. HILLCREST ROAD | \$26,500,000

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Sited behind gates with an expansive motor court & beautiful views, this classic 1956 Harold Levitt is timeless. In impeccable condition & remodeled to perfection, this is the antithesis of the proliferation of modern boxes currently flooding the market. On a large lot (39+k sf) rests this 1-story signature Trousdale masterpiece. The entry is flooded with light from the high ceilings & opens to the living room, bar, lanai & game room + a large dining room opening to an exterior courtyard & an outside dining area. Straight ahead is the music room leading into the bookshelved library. The magnificent kitchen & butlers pantry are stainless steel & very generous from cooking to storage. The kitchen opens to the family room with a large screen TV. To the direct left of the entry are 3 bedrooms with baths (one is now a gym). To the right of the entry is the sumptuous master bedroom, with separate his & hers baths, which looks out to a fountain & the view beyond. 2 powder rooms + maids & bath complete the interior. A sunny pool, lounge area, & bar offer private swimming & sunning areas. Off the living room is a wonderful sitting area with an outdoor fireplace. "The Skouras Residence" is perfect for the person who appreciates the finest in architecture that will stand the test of time.

**EXCLUSIVE
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OPEN TUESDAY 11-2

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GLOBAL
LUXURY

COLDWELL BANKER RESIDENTIAL BROKERAGE | BEVERLY HILLS SOUTH OFFICE | 166 N. CANON DRIVE | BEVERLY HILLS, CA 90210
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JM: CalRE #00526877 AL: CalRE #01400539

OPEN TUESDAY 11-2

INCREDIBLE DEVELOPMENT OPPORTUNITY IN PRIME BEL AIR



JADE MILLS

310.285.7508 | COLDWELL BANKER
HOMES@JADEMILLS.COM

NICOLE CONTRERAS

310.614.4952 | NOURMAND & ASSOCIATES
NICOLE.CONTRERAS777@GMAIL.COM

1047 SOMERA ROAD
BEL AIR

\$8,995,000



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JM: CalRE #00526877 NC: CalRE #01512844

OPEN TUESDAY 11-2

SPECTACULAR TROUSDALE ESTATE



Jade Mills

310.285.7508

HOMES@JADEMILLS.COM

2002 LOMA VISTA DRIVE
BEVERLY HILLS

\$27,995,000 OR \$125,000/MONTH LEASE



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DRE#0111566

Josh & Matt Altman


310.819.3250

Josh@TheAltmanBrothers.com

DRE#01764587 / 01874316



ERNIE CARSWELL
&
ASSOCIATES

 **Douglas Elliman** EST. 1911
REAL ESTATE

AB THE ALTMAN
BROTHERS TEAM



150 EL CAMINO DRIVE, SUITE 150 BEVERLY HILLS, CA 90212, 310-345-7500 © 2019 DOUGLAS ELLIMAN REAL ESTATE. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, NUMBER OF BEDROOMS AND THE SCHOOL DISTRICT IN PROPERTY LISTINGS SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. THIS IS NOT INTENDED AS A SOLICITATION IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER BROKER. EQUAL HOUSING OPPORTUNITY

Premiere Open
Tues 11-2pm



3265 Oakdell Lane

Fryman Estates | 5 BD | 6 BA | Pool | Gated | 1 Acre | \$7,975,000

A dare-to-be-different creation by Mogul Life, designers to the elite. Rare showcase of nature merged with dramatic interiors.





BEL AIR | 10697 SOMMA WAY
\$100,000,000 | 8 Bedrooms, 21 Bathrooms
Fredrik Eklund O: 310.819.4260 DRE# 02074900
Cory Charlupski M: 310.728.9566 DRE# 02007976



BEL AIR | 133 SOUTH MAPLETON DRIVE
\$78,000,000 | 9 Bedrooms, 14 Bathrooms
Josh & Matt Altman M: 310.819.3250
DRE# 01764587 / 01874316



BEL AIR | 1287 CASIANO ROAD
\$2,200,000 | 3 Bedrooms, 3 Bathrooms
Tim Durkovic M: 310.738.8098 DRE# 01923778



BEVERLY HILLS P.O. | 2065 & 2069 COLDWATER CANYON
\$30,000,000 | 10 Bedrooms, 8 Bathrooms
Josh & Matt Altman M: 310.819.3250
DRE# 01764587 / 01874316



BEVERLY HILLS P.O. | 1500 SEABRIGHT PLACE
\$17,900,000 | 7 Bedrooms, 11 Bathrooms
Juliette Hohnen M: 323.422.7147 DRE# 01772623



BEVERLYWOOD | 1234 DANIELS DRIVE
\$2,298,000 | 4 Bedrooms, 3 Bathrooms
Heather Altman M: 310.924.4664 DRE# 01833121



HANCOCK PARK | 55 FREMONT PLACE
\$16,999,000 | 10 Bedrooms, 8 Bathrooms
Stefani Stolper M: 310.733.6551 DRE# 01957452
Matthew Clayman M: 914.621.1553 DRE# 01993345



HOLLYWOOD HILLS EAST | 2356 HOLLYRIDGE DRIVE
\$3,595,000 | 4 Bedrooms, 4 Bathrooms
Juliette Hohnen M: 323.422.7147 DRE# 01772623
Annie Stewart M: 310.926.0434 DRE# 01988857



LA QUINTA | 80694 VIA PESSARO
\$2,349,000 | 3 Bedrooms, 4 Bathrooms
Josh Reef M: 310.728.9228 DRE# 01950745

PRICE REDUCTION | OPEN TUESDAY 11-2



PASADENA | 185 SOUTH SAN RAFAEL AVENUE
 \$3,195,000 | 4 Bedrooms, 5 Bathrooms
 Tim Durkovic M: 310.738.8098 DRE# 01923778



PACIFIC PALISADES | 1325 CHAUTAUQUA BOULEVARD
 \$8,250,000 | 4 Bedrooms, 6 Bathrooms
 Scott Moore M: 310.678.7855 DRE# 01347535

OPEN TUESDAY 11-2



PALMS | 3166 SOUTH SEPULVEDA BOULEVARD #4
 \$435,000 | 1 Bedroom, 1 Bathroom
 Stacy Blair Young M: 310.678.7855 DRE# 01347535

OPEN THURSDAY 12-2



REDONDO BEACH | 1601 BELMONT LANE
 \$1,700,000 | 4 Bedrooms, 3.5 Bathrooms
 Scott Moore M: 310.678.7855 DRE# 01347535

OPEN FRIDAY 11-2



SHERMAN OAKS | 14412 KILLION STREET #304
 \$665,000 | 3 Bedrooms, 2.5 Bathrooms
 Scott Moore M: 310.678.7855 DRE# 01347535

PRICE REDUCTION



SANTA MONICA | 270 PALISADES BEACH ROAD #203
 \$4,249,000 | 3 Bedrooms, 4 Bathrooms
 Josh & Matt Altman M: 310.819.3250
 DRE# 01764587 / 01874316



SANTA MONICA | 956 5TH STREET, A
 \$2,298,000 | 3 Bedrooms, 3 Bathrooms
 Heather Altman M: 310.924.4664 DRE# 01833121



SANTA MONICA | 1337 MAPLE STREET
 \$1,595,000 | 2 Bedrooms, 1 Bathroom
 Juliette Hohnen M: 323.422.7147 DRE# 01772623
 Annie Stewart M: 310.926.0434 DRE# 01988857



SUNSET STRIP | 8590 HOLLYWOOD BOULEVARD
 \$6,995,000 | 3 Bedrooms, 5 Bathrooms
 Carrie Berkman Lewis M: 310.435.5714 DRE# 01400262

MAJOR PRICE REDUCTION



MODERN ARCHITECTURAL PERFECTION IN BEVERLY HILLS OPEN TUESDAY 11-2

Beverly Hills | 2341 Gloaming Way | \$14,850,000 | 4-BR, 5-BA | The apex of modern architecture meets a Zen inspired retreat. Towering atop the exclusive Gloaming Way's cul-de-sac, the home offers expansive panoramic views of the canyon to Century City skyline and the ocean with Catalina in the distance. Brought to life by a renowned Swiss architect/designer, this astonishing steel and metal home is loaded with custom design features such as triple/pneumatic swiss windows, fiber cement surface panels, and retracting walls of glass that merge the indoor and outdoor, creating the quintessential California lifestyle. The expansive outdoor entertainment area takes full advantage of the approx. 22,000 sqft lot, with approx. 2,000 sqft of covered space, fire pits, a full outdoor kitchen, and a striking fresh-water infinity pool that gives way to the serene canyon landscape. A double and single garage are in-house, as well as outside parking for 12 additional cars. **Web# 19420724**



JOSH & MATT ALTMAN

Realtors®

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Josh@TheAltmanBrothers.com

TheAltmanBrothers.Elliman.com

DRE# 01764587 / 01874316

ERNIE CARSWELL
&
PARTNERS
AT DOUGLAS ELLIMAN REAL ESTATE

GUY HECTOR

Realtor®

M: 310.729.3737

Guy@CarswellandPartners.com

DRE# 01960231



elliman.com/california

THE LAST OF ITS KIND

THE PARK

BEL AIR

OPEN ONE DAY ONLY

Tuesday February 26
11am-2pm

Presented *by*

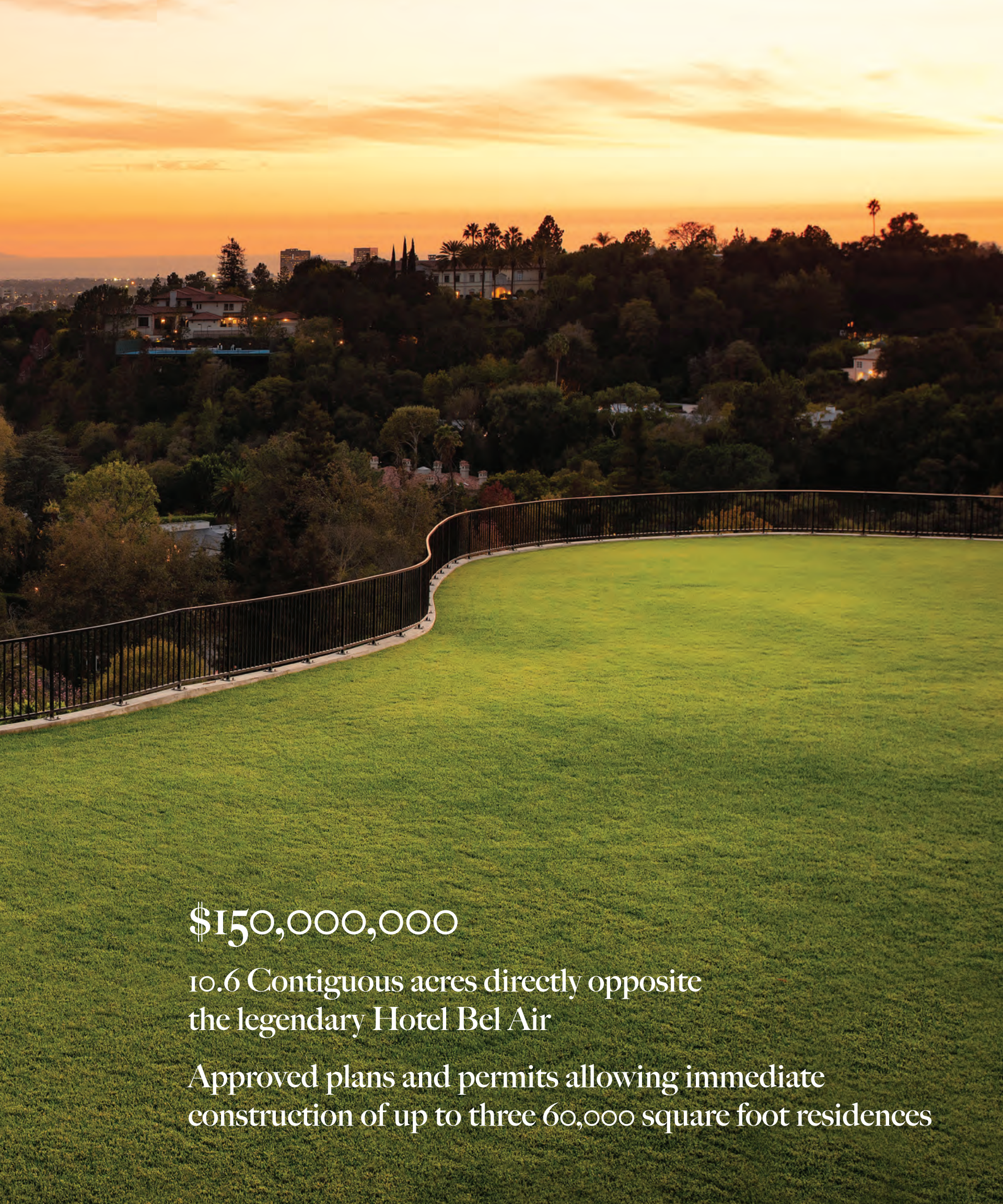
CONNIE BLANKENSHIP

Director of Luxury Estates



elliman.com/california





\$150,000,000

**10.6 Contiguous acres directly opposite
the legendary Hotel Bel Air**

**Approved plans and permits allowing immediate
construction of up to three 60,000 square foot residences**



2.5% fee to selling broker.

Featuring *The Beignet Truck*.



Connie Blankenship

Director of Luxury Estates

○ 310.734.2655 • M 310.994.6451

Connie.Blankenship@elliman.com • DRE# 01353414



elliman.com/california

MID CENTURY MODERN RETREAT



PRIVATE POOL



HOLLYWOOD DELL

2268 HOLLY DRIVE

OFFERED AT \$1,399,000 | 3 BED 2 BATH

OPEN TUES FEB 26TH | 11-2PM

2268HOLLYDRIVE.COM

Mid Century Modern Retreat / Hollywood Dell. Enjoy complete privacy in this gated mini-compound surrounded by mature trees and an ultimate sense of nature and security. Completed in 1949, this home has been renovated by James Schmidt Architecture & Landscape Architects, LPO Inc. Beautifully designed interior spaces open to exceptional outdoor areas for the ultimate in SOCAL Living. The gourmet kitchen opens to a large entertaining patio. The luxurious master suite opens to a pool & spa. +2 bedrooms open to a patio & share a designer bath. Updated systems, A/V, alarm & security cameras. 2 car garage. The Hollywood Dell voted "one of the ten best neighborhoods in LA" by LA Magazine!

NICK
SMALL



NICK SMALL

REALTOR®

DRE #01305971

310.502.2055

Nick@NickSmall.com



WWW.NICKSMALL.COM

This is not intended as a solicitation if your property is currently listed. Rodeo Realty, Inc. does not guarantee the accuracy of square footage, lot size or other information concerning the property provided by the seller or obtained from public records or other sources. Rodeo Realty DRE #00951359

DEVELOPMENT OPPORTUNITY
WEST HOLLYWOOD | FOUNTAIN/FAIRFAX
\$3,250,000



RENDERING

ARCHITECTURE BY XTEN

RENDERING

FOR 10 UNIT CONDO BUILDING



TYRONE MCKILLEN
949.212.8721
DRE 01915539

ANDREW HURLEY
310.569.7975
DRE 02018727



HILTON & HYLAND



BY APPOINTMENT ONLY

1365 SHADYBROOK DR | BEVERLY HILLS \$9,995,000

BJORN FARRUGIA | DRE 01864250, RICK HILTON | DRE 00904327
310.998.7175



OPEN TUESDAY 11-2

16805 OAK VIEW DR | ENCINO \$9,750,000

GARY GOLD | DRE 00813554
310.858.5411



OPEN TUESDAY 12-2

1281 LOMA VISTA DR | BEVERLY HILLS \$9,299,000

MONTY BEISEL | DRE 01940414, DUSTIN CUMMING | DRE 01892978
310.944.4430



BY APPOINTMENT ONLY

704 PALISADES BEACH RD | SANTA MONICA \$8,000,000

SUSAN SMITH | DRE 01187140
310.492.0733



BY APPOINTMENT ONLY

1424 RISING GLEN RD | SUNSET STRIP \$7,950,000

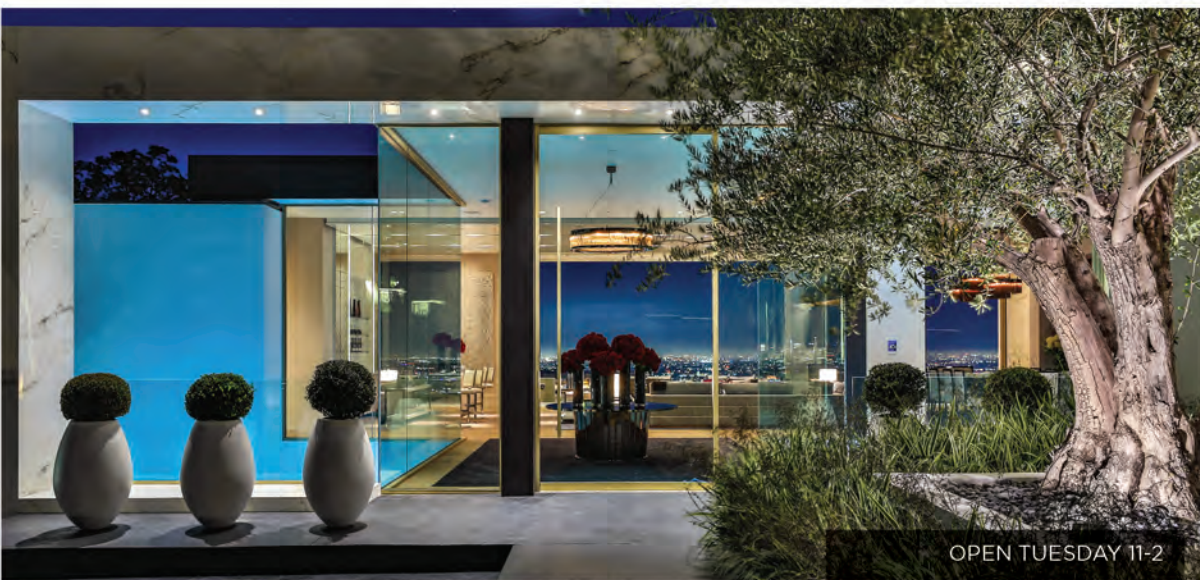
TYRONE MCKILLEN | DRE 01915539
310.492.0711



BY APPOINTMENT ONLY

665 BROADWAY ST | VENICE \$4,985,000

JUSTIN ALEXANDER | DRE 01733939, MICK PARTRIDGE | DRE 02015130
970.710.1665



OPEN TUESDAY 11-2

1175 N HILLCREST RD | BEVERLY HILLS \$68,000,000

BRANDEN WILLIAMS | DRE 01774287, RAYNI WILLIAMS | DRE 0149678
310.691.5935



BY APPOINTMENT ONLY

10778 CHALON RD | BEL-AIR \$35,000,000

DREW FENTON | DRE 01317962, TRISTA RULLAN | DRE 01067844
310.858.5474



[HILTONHYLAND.COM](https://www.hiltonhyland.com)



OPEN TUESDAY 11-2

603 N BEDFORD DR | BEVERLY HILLS \$15,900,000

LINDA MAY | DRE 0 0475038
310.492.0735



OPEN TUESDAY 11-2

927 N ORLANDO AVE | WEST HOLLYWOOD VICINITY \$5,999,000

DUSTIN CUMMING | DRE 01892978, MONTY BEISEL | DRE 01940414
310.819.5914



OPEN TUESDAY 11-2

1210 COLDWATER CANYON DR | BEVERLY HILLS \$4,895,000

JUDY FEDER | DRE 01250325
310.858.5464



BY APPOINTMENT ONLY

3034 ELVIDO DR | BRENTWOOD \$3,200,000

MARCIE HARTLEY | DRE 01358268
310.691.5950



BY APPOINTMENT ONLY

2552 BENEDICT CANYON DR | BEVERLY HILLS \$3,075,000

ZACH GOLDSMITH | DRE 01454329
310.908.6860



BY APPOINTMENT ONLY

460 N PALM DR #102 | BEVERLY HILLS \$2,495,000

CHAD ROGERS | DRE 01204144
310.858.5417



OPEN TUESDAY 11-2 & FRIDAY 11-2

11285 LAURIE DR | STUDIO CITY \$1,850,000

AREN AFSHARIAN | DRE 01928144
310.200.9323



OPEN TUESDAY 11-2

1251 SHADOW HILL WAY | BEVERLY HILLS \$24,995,000

BRANDEN WILLIAMS | DRE 01774287, RAYNI WILLIAMS | DRE 0149678
310.691.5935



BY APPOINTMENT ONLY

911 N BEVERLY DR | BEVERLY HILLS \$12,498,000

JACK FRIEDKIN | DRE 01975592, LEONARD RABINOWITZ | DRE 01496421
310.552.8200



BY APPOINTMENT ONLY

1117 SUTTON WAY | BEVERLY HILLS \$11,500,000

DREW FENTON | DRE 01317962, JUSTIN HUCHEL | DRE 01375793
310.858.5474



HILTONHYLAND.COM

281 BENTLEY CIRCLE

BEL-AIR | \$48,000,000

OPEN TUESDAY 11AM-2PM



WILLIAMS & WILLIAMS
ESTATES GROUP

**BRANDEN WILLIAMS
& RAYNI WILLIAMS**

310.691.5935 | DRE# 01774287 | DRE# 01496786



AKP

AARON KIRMAN

424.249.7162 | DRE 01296524



1175 N HILLCREST RD
\$68,000,000 | 7 BD | 11 BA | APPROX. 20,000 SQ FT
OPEN TUESDAY 11AM-2PM



BRANDEN & RAYNI WILLIAMS
310.691.5935 DRE# 01774287 | DRE# 01496786



1251 SHADOW HILL WAY

BEVERLY HILLS | \$24,995,000

OPEN TUESDAY 11AM-2PM



WILLIAMS & WILLIAMS
ESTATES GROUP

BRANDEN WILLIAMS
& RAYNI WILLIAMS

310.691.5935 | DRE# 01774287 | DRE# 01496786

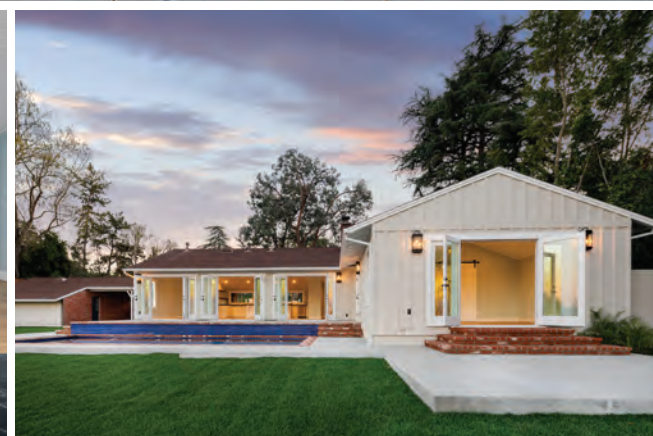
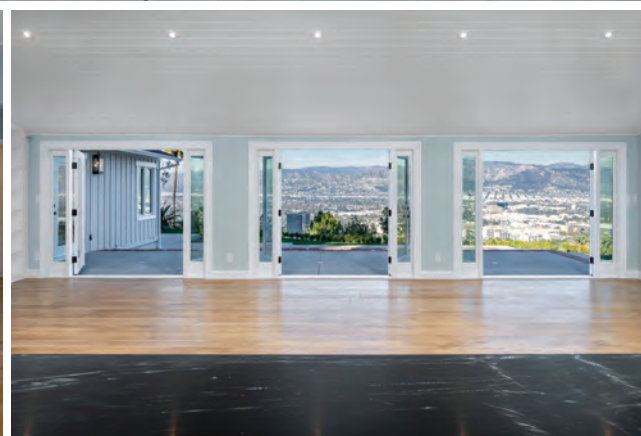




**AB THE ALTMAN TEAM
BROTHERS**

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WWW.THEALTMANBROTHERS.COM
DRE# 01764587



7601 MULHOLLAND DR | HOLLYWOOD HILLS
NEWLY LISTED | \$14,500/MO LEASE | BY APPOINTMENT

Freshly renovated with meticulous attention to detail. Gated and private, with an ideal Hollywood Hills location close to studios. Stunning unobstructed views are enjoyed from nearly every room of this extraordinary property. The open floor plan boasts vaulted ceilings, European Oak floors, fabulous new gourmet kitchen, great room with fireplace, and 4 bedrooms including a lovely Master suite. French doors open out to the glorious pool, exceptionally private flat grassy yard, and endless views!

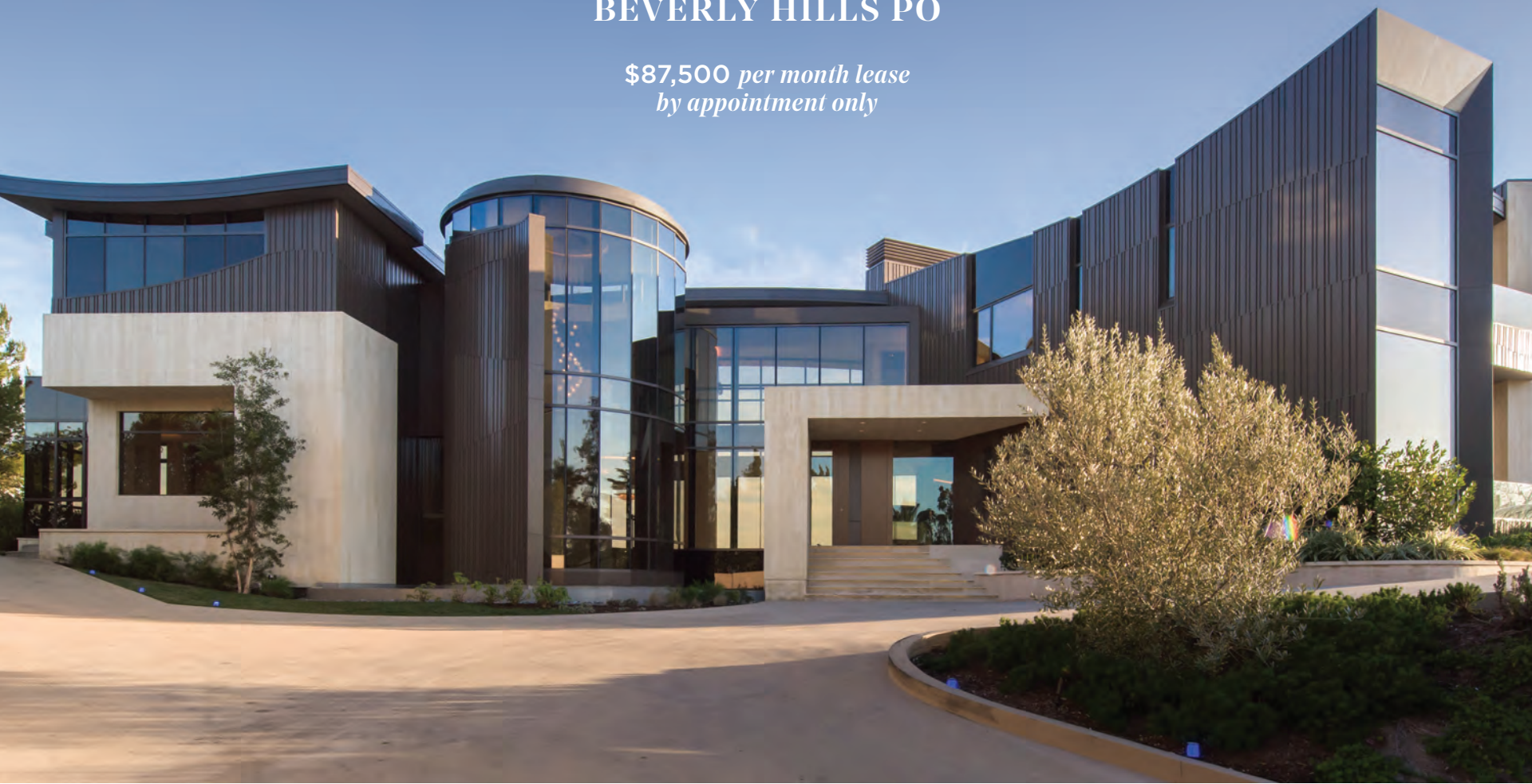
JONAH WILSON
310.858.5465
DRE 01078809

JONAH@JONAHWILSON.COM



13140 MULHOLLAND DRIVE BEVERLY HILLS PO

*\$87,500 per month lease
by appointment only*



JEFF HYLAND
310.278.3311
DRE 00389584



HILTON & HYLAND

RICK HILTON
310.278.3311
DRE 00904327



1210
Coldwater Canyon Drive

Victor Gruen Architectural

OPEN TUES 11-2 | \$4,895,000



LUXURY ESTATES
FEDER
GROUP

JUDY FEDER
310.858.5464
DRE 01250325

HH HILTON & HYLAND