



Bill Stimming & Associates

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KEY SKILLS/ACHIEVEMENTS

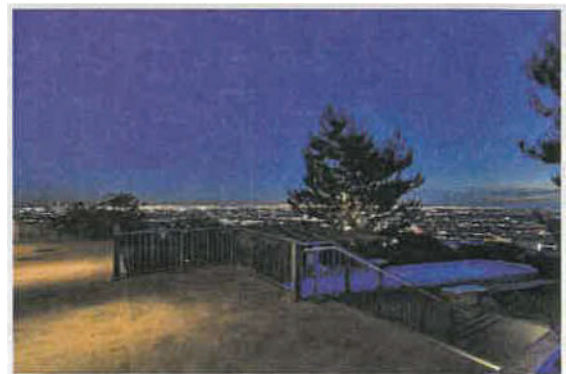
- Over 40 years of Real Estate
- More than \$1 Billion in real estate transactions
- Top 50 Agents in the Nation

PROFESSIONAL EXPERIENCE

- | | |
|---|-------------|
| Rodeo Realty Inc. Brentwood, CA | 2022 – 2023 |
| <ul style="list-style-type: none">▪ Top Selling Real Estate Broker▪ Active member of Agent Leadership Council | |
| Keller Williams Brentwood, CA | 2014 – 2022 |
| <ul style="list-style-type: none">▪ Top Selling Real Estate Broker▪ Active member of Agent Leadership Council | |
| Coldwell Banker | 2001 – 2014 |
| <ul style="list-style-type: none">▪ Top Selling Real Estate Broker | |
| Stimming & Stimming
Commercial Real Estate Company | 1982 – 2000 |
| <ul style="list-style-type: none">▪ Real Estate Broker/Managing Member▪ Sold single tenant, investment grade properties throughout United States▪ Sold neighborhood and community shopping centers in Western United States▪ Sold warehouse facilities and office buildings throughout United States | |
| Shorewood Realtors | 1976 – 1982 |
| <ul style="list-style-type: none">▪ #1 Real Estate Agent/Broker▪ Attained or exceeded quota consistently | |

Active / In Escrow / Sold Properties

1406 Belfast 90046
10730 Palms Blvd 90034
2014 N. Catalina 90027
14209 W Evans Rd, Pacific Palisades 90272
17586 Camino De Yatasto, Pacific Palisades
10534 Draper Ave, Cheviot Hills 90064
8503 Tobias Avenue, Los Angeles
3003 Leeward Avenue, Los Angeles
1021 19th Street, Santa Monica
31742 Contijo Way, Newport Beach
4173 E Gage, Los Angeles
11215 Lakewood Blvd, Los Angeles
732 Palisades Beach Road, Santa Monica
302 W Imperial Ave, El Segundo
216 W Imperial Ave, El Segundo
732 W Imperial Ave, El Segundo
The Pasadena PlayHouse
475 Castle Place, Beverly Hills
9536 Long Beach Blvd, Los Angeles
2120 Vanderbilt LN, Redondo Beach
2722 Vanderbilt LN, Redondo Beach
988 Granville Ave #2, Los Angeles
15047 Sherview PL, Sherman Oaks
2221 Ocean Ave, Santa Monica
10726 Ashby Avenue, Rancho Park
2726 Dunleer Place, Cheviot Hills
14209 Evans Road, Pacific Palisades
11706 Darlington Ave #201, Brentwood
838 S Barrington Ave #402, Brentwood
27770 Homestead RD, Laguna Niguel
1018 4th Street #303, Santa Monica
11746 Bellagio Road, Bel Air
129 Alta Ave #5, Santa Monica
1085 Ravoli DR, Pacific Palisades
756 N Bundy DR, Brentwood
12240 Dorothy St, Brentwood
937 19th St #6, Santa Monica
1471 BlueRidge Drive, Beverly Hills
421 Puerto Del Mar, Pacific Palisades
18457 Clifftop Way, Malibu
414 S Cliffwood Ave, Brentwood
2225 20th St #3, Santa Monica
1006 Embury St, Pacific Palisades
748 24th St, Santa Monica
1639 San Onofre DR, Pacific Palisades
1814 10th St, Santa Monica



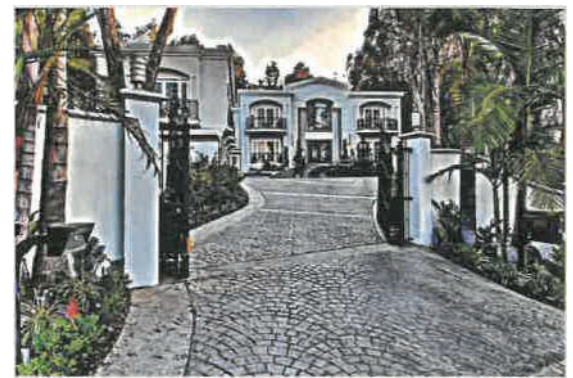
Active / In Escrow / Sold Properties

1808 10th St, Santa Monica
1314 San Remo Dr, Pacific Palisades
202 San Vicente Bl #11, Santa Monica
1024 N Sepulveda Bl, Bel Air
1004 Summit Dr, Beverly Hills
13125 W Sunset Blvd, Brentwood
16137 W Sunset BL #303, Pacific Palisades
15515 W Sunset Blvd #111, Pacific Palisades
15515 W Sunset Blvd #206, Pacific Palisades
456 25th St, Santa Monica
2340 Virginia Av, Santa Monica
874 Toyopa Dr, Pacific Palisades
2336 Virginia Ave, Santa Monica
2344 Virginia Ave, Santa Monica
411 N Vista St, Brentwood
2101 Wattles Dr, Hollywood
10542 Whipple St, Toluca Lake
10747 Wilshire Blvd #306, Los Angeles
10580 Wilshire Blvd #13 NW, Los Angeles
937 19th St #6, Santa Monica
7344 W 85th St, Los Angeles
16056 Aiglon St, Pacific Palisades
15425 Antioch St #201, Pacific Palisades
12434 Barbara Ave, Mar Vista
420 S Barrington Av #102, Brentwood
2814 Beach Ave, Venice
205 S Bedford Dr, Beverly Hills
1329 California Ave, Santa Monica
1001 S Carmelina Ave, Brentwood
2560 S Centinela Ave #1, Los Angeles
862 Flower Ave, Venice
11915 Gorham Av #PH-7, Brentwood
1942 High Pl, Santa Monica
1943 High Pl, Santa Monica
1949 High Pl, Santa Monica
1950 High Pl, Santa Monica
1954 High Pl, Santa Monica
1955 High Pl, Santa Monica
1959 High Pl, Santa Monica
1050 N Kenter Ave, Los Angeles
16525 Las Casas Place, Pacific Palisades
1934 Linda Flor Dr, Bel Air
3821 Mandeville Canyon Rd, Brentwood
13600 Marina Pointe Dr #1509, Venice
13600 Marina Pointe Dr #1014, Marina Del Rey



Active / In Escrow / Sold Properties

723 Palisades Beach Rd #318, Santa Monica
14517 Sunset Blvd, Pacific Palisades
361 Bowling Green WY, Brentwood
944 5th Street #104, Santa Monica
14177 W Sunset Blvd, Pacific Palisades
Ave #1, Los Angeles
13600 Marina Pointe Dr #512, Marina Del Rey
1605 Armacost Ave #201, Los Angeles
1021 19th St #4, Santa Monica
1720 Granville Ave #5, West La
1605 Armacost Ave #106, Los Angeles
13600 Marina Pointe Dr #1408, Marina Del Rey
13600 Marina Pointe Dr #1707, Marina Del Rey
1041 Lincoln Blvd #6, Santa Monica
1605 Armacost Ave #205, Los Angeles
13600 Marina Pointe Dr #1512, Marina Del Rey
1200 La Brea Dr, Inglewood
1605 Armacost Ave #104, Los Angeles
10747 Wilshire Blvd #506, Los Angeles
3973 Denker Ave, Los Angeles
11750 W Sunset BL #423, Los Angeles
10790 Rose Ave #308, Los Angeles
2221 Ocean Ave #102, Santa Monica
1524 Berkeley St #5, Santa Monica
1605 Armacost Ave #107, Los Angeles
4136 Normal Ave, Los Angeles
109 S Swall Dr, Los Angeles
13600 Marina Pointe Dr #703, Venice
1155 Stradella Rd, Los Angeles
11361 Homedale St, Los Angeles
487 Almar Ave, Pacific Palisades
12600 Appleton Way, Mar Vista
12213 Lawler St, Los Angeles
10560 Wilshire Blvd #1603, Los Angeles
860 Haverford Ave #404, Pacific Palisades
15722 Castlewoods Dr, Sherman Oaks
1818 Midvale Ave, Westwood
931 Iliff St, Pacific Palisades
10490 Wilshire Blvd #1603, Los Angeles
901 Hartzell St, Pacific Palisades
5 Rockingham Dr, Newport Dr, Newport Beach
14121 Atilla Rd, Santa Monica
157 S Anita Ave, Los Angeles
269 S Almont Dr, Beverly Hills
201 S Bundy Dr, Los Angeles



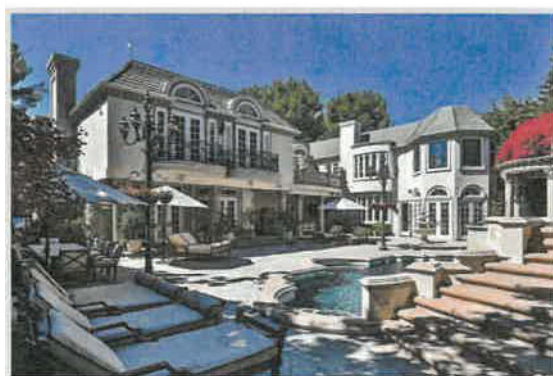
Active / In Escrow / Sold Properties

11343 Bolas St, Brentwood
Brilliant PL, Los Angeles
3102 Broadway, Santa Monica
301 S Thurston Ave, Westwood
3110 Broadway, Santa Monica
101 California Ave #307, Santa Monica
984 Casiano Rd, Bel Air
1056 Chautauoua Blvd, Pacific Palisades
390 Chautauoua Blvd, Pacific Palisades
11770 Chenault St, Brentwood
101 N Clark Dr, West Hollywood
210 21st St, Santa Monica
4858 W 120th St, Hawthorne
18321 Coastline Dr, Malibu
18203 Coastline Dr #11, Malibu
1357 El Hito Cir, Pacific Palisades
39 S El Molino Ave, Pasadena
754 24th St, Santa Monica
2320 Glyndon Ave, Venice
12330 Gorham Ave, Brentwood
11949 Goshen Ave #309, Brentwood
2047 Hercules Dr, Hollywood
0 High PL, Santa Monica
2325 Kansas Ave #1, Santa Monica
2329 Kansas Ave #2, Santa Monica
738, N Kenter Ave, Los Angeles
4455 Los Feliz Blvd #1006, Los Angeles
7187 Macapa Dr, Brentwood
3275 Mandeville Canyon RD, Brentwood
13600 Marina Pointe Dr #1015, Marina Del Rey
11650 Mayfield Ave #2, Brentwood
013247 211 S Medio Dr, Los Angeles
123 Ocean Wav, Santa Monica
201 Ocean Ave #P408, Santa Monica
1520 Old Oak Rdm Brentwood
22626 Pacific Coast Hwy #10, Malibu
17266 Palisades Cit, Pacific Palisades
676 Palisades Dr, Pacific Palisades
723 Palisades Beach Rd #108, Santa Monica
3104 Broadway, Santa Monica
725 Quail Dr, Beverly Hills
729 Quail Dr, Beverly Hills
17432 Revello Dr, Pacific Palisades
2250 Roscomare Rd, Bel Air



Active / In Escrow / Sold Properties

13600 Marina Pointe Dr #1101, Marina Del Rey
13600 Marina Pointe Dr # 1110, Marina Del Rey
13600 Marina Pointe Dr #1111, Venice
13600 Marina Pointe Dr #1211, Marina Del Rey
13600 Marina Pointe Dr #1714, Marina Del Rey
13600 Marina Pointe Dr #1802, Marina Del Rey
13600 Marina Pointe Dr #1802, Venice
13600 Marina Pointe Dr #1812, Marina Del Rey
13600 Marina Pointe Dr #1902, Marina Del Rey
16379 MeadowRidge Rd, Encino
2611 Ocean Ave, Venice
833 Ocean Ave #104, Santa Monica
17177 Palisades Cir, Pacific Palisades
648 Palisades Dr, Pacific Palisades
412 N Palm Dr #204, Beverly Hills
521 W Rustic RD, Santa Monica
1666 San Onofre Dr, Pacific Palisades
18020 Sea Reef Dr, Pacific Palisades
474 Sherman Canal, Venice
14517 W Sunset Bl, Pacific Palisades
14177 W Sunset Bl, Pacific Palisades
569 Swarthmore Ave, Pacific Palisades
10644 Wilkins Ave #201, Los Angeles
10580 Wilshire Blvd #15NE, Brentwood
2311 N Worthing Ln, Bel Air
559 Bienvenda Ave, Pacific Palisades
17173 Avenida De Santa Ynez, Pacific Palisades
1001 Carmelina Ave, Brentwood
13600 Marina Pointe Dr #1110, Marina del Rey
1056 Chautauqua Blvd, Pacific Palisades
393 Bonhill, Rd, Los Angeles
13600 Marina Pointe Dr #1509, Marina Del Rey
301 S La Peer Dr, Beverly Hills
13600 Marina Pointe Dr #1815, Marina Del Rey
1351 Lachman Ln, Pacific Palisades
12037 Saltair Pl, Los Angeles
1413 El Bosque CT, Pacific Palisades
0 Brilliant PL, Los Angeles
202 San Vicente BL #8, Santa Monica
2770 Homestead Rd, Laguna Niguel
201 Ocean Ave #1601P, Santa Monica
13600 Marina Pointe Dr #1606, Marina del Rey
10807 Richland Ave, Los Angeles
4200 Via Dolce #129, Marina Del Rey
16727 W Sunset, Pacific Palisades



Active / In Escrow / Sold Properties

211 S Medio Dr, Los Angeles
11215 Lakewood, Downey
1026 Morgan Dr, Los Angeles
14801 Pampas Ricas Blvd, Pacific Palisades
14 Anchorage St, Marina Del Rey
521 Rustic Rd, Santa Monica
1140 Embury St, Pacific Palisades
423 9th Street, Santa Monica
1226 10th Street, Manhattan Beach
642 Swarthmore Ave, Pacific Palisades
6769 Altamor Dr, Los Angeles
738 N Kenter Ave, Los Angeles
954 Embury St, Pacific Palisades
16619 Calle Haleigh, Pacific Palisades
1508 N Beverly Glen Blvd, Bel Air
301 Thurston Ave, Westwood
8414 S Figueroa St, Los Angeles
12112 La Casa Ln, Los Angeles
960 Linda Flora Dr, Los Angeles
397 Fordyce Rd, Los Angeles
254 N Bristol Ave, Los Angeles
9640 Sierra Hwy, Agua Dulce
2535 Sycamore Canyon Rd, (out of area)
445 Tigertail Rd, Los Angeles
216 Imperial Ave, El Segundo
115 Channel Pointe Mall, Marina Del Rey
205 19th Street, Santa Monica
720 Amalfi Dr, Pacific Palisades
495 N Bowling Green Way, Brentwood
2325 Kansas Ave #20, Santa Monica
1443 25th St #5, Santa Monica
3973 Denker Ave, Los Angeles
13600 Marina Pointe Dr #1111, Marina Del Rey
269 Almont Dr, Beverly Hills
211 Medio Dr, Los Angeles
1026 Moraga Dr, Los Angeles
2325 Kansas Ave #18, Santa Monica
2325 Kansas Ave #9, Santa Monica
2344 Virginia Ave, Santa Monica
2329 Kansas Ave #9, Santa Monica
12110 Sardis Ave, Los Angeles
1368 Goucher St, Pacific Palisades
3328 Madeville Canyon Rd, Brentwood
1946 I High Pl, Santa Monica
2345 Virginia Ave, Santa Monica



Active / In Escrow / Sold Properties

2349 Virginia Ave, Santa Monica
1731 Barry Ave #215, Los Angeles 1653
Stone Canyon Rd, Los Angeles 1221 N
Kings Rd #208, West Hollywood 11959
Nebraska Ave #202, Los Angeles 2325
Kansas Ave #4, Santa Monica 2325
Kansas Ave #5, Santa Monica 2325
Kansas Ave #14, Santa Monica 2325
Kansas Ave #16, Santa Monica 2325
Kansas Ave #13, Santa Monica 2325
Kansas Ave #3, Santa Monica 2329
Kansas Ave #4, Santa Monica 2329
Kansas Ave #5, Santa Monica 2329
Kansas Ave #6, Santa Monica 2329
Kansas Ave #7, Santa Monica 2325
Kansas Ave #12, Santa Monica 1654
Palisades Dr, Pacific Palisades 2325
Kansas Ave #19, Santa Monica 2325
Kansas Ave #21, Santa Monica 525 S
Ardmore Ave #206, Los Angeles 918
17th St #2, Santa Monica
1406 Belfast Dr, Hollywood Hills 10730
Palms Blvd, Los Angeles
2044 N Catalina St, Los Feliz
814 Las Lomas Ave, Pacific Palisades
10404 Ruthven Lane, Bel Air
1969 Curson Place, Hollywood Hills
6346 Seawalk Drive, Playa Vista
16 Paloma Avenue, Venice
918 Howard Street, Veniec



Active / In Escrow / Sold Properties

PRESTIGIOUS TROPHY PROPERTY



1923 Micheltorena St, Los Angeles CA 90039

15 Bedrooms | 15 Bathrooms | \$29,500,000

The newly repriced Paramour Estate provides a once-in-a-lifetime opportunity to own a prestigious trophy property rich in Hollywood history with an intricate identity all its own, formed over decades dating back to the entertainment industry's Golden Age. Crowning the top of the Moreno Highlands in Silver Lake, the mansion boasts unrivaled 360-degree vistas of DTLA, the Hollywood Sign, San Gabriel Mountains, and to the far west, the Pacific Ocean. Originally commissioned by an oil heiress, the 3.4-acre estate was designed by renowned architect Robert D. Farquhar. Enter the walled compound through ornate iron gates to be welcomed by a dramatic driveway that ascends to a circular motor court adorned with a garden of roses. The stunning main house offers numerous vibrant guest suites, an expansive ballroom with 25-foot-high ceilings and adjoining bar, formal dining, opulent living with separate sunroom enclosed by soaring windows overlooking the landscape, and a lower level kitchen/staff quarters. Wander the sweeping grounds enveloped by lush greenery, take a dip in the marble hand-tiled pool, dine al-fresco on one of the many patios, or host visitors in the multiple guest cottages. Prepared for its next chapter, this historic property is a rare Los Angeles jewel with the city's most captivating views and multiple possibilities, previously having been used as residences and even a girls' school.

Active / In Escrow / Sold Properties

PRESTIGIOUS LOWER BEL AIR ESTATES



10950 Bellagio Rd, Los Angeles CA 90077

6 Bedrooms | 6 Bathrooms | \$15,200,000

Prominently located in prestigious Lower Bel Air Estates sits this gorgeous English Manor on a generous acre lot privately gated & perched above the fairway of one of the world's most exclusive country clubs. Surrounded by pristine landscaping, soaring trees & dead-on golf course views, this elegant estate is bound to steal your heart. A gated entry greets you to the sweeping motor court for your most prized car collection. Entertain in the formal living room w/voluminous vaulted ceilings, opulent fireplace & oversized windows allowing for floods of natural light. A chef's dream, the kitchen is equipped w/La Cornue range, eat-in island, extensive cabinetry, elegant tile details & opens to the bright dining room with French doors to the outdoor oasis. The serene master suite in a private wing boasts a decadent marble spa-like bath, boutiqueworthy walk-in closet & private balcony w/fireplace overlooking the captivating vistas. Enjoy the California weather in the Resort-style yard with a tranquil waterfall leading into the dazzling pool. Amenities include well-appointed guest suites, multiple living spaces for entertaining or work-from-home living, wine cellar, elevator & much more. A true gem in a world-class locale w/unparalleled views. Do not miss the opportunity to capture your dream home in the highly coveted Bel Air/Beverly Hills area!

www.BillStimming.com

Active / In Escrow / Sold Properties



ON LISTING
THE BARCLAY HOTEL

Minimum Sales Price: \$40,000,000+

www.BillStimming.com

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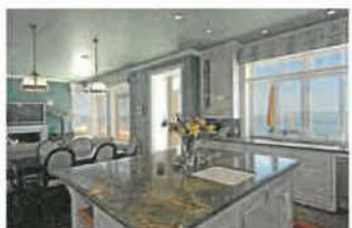
ELEGANT BEACHFRONT RESIDENCE



21808 Pacific Coast Hwy, Malibu 90265

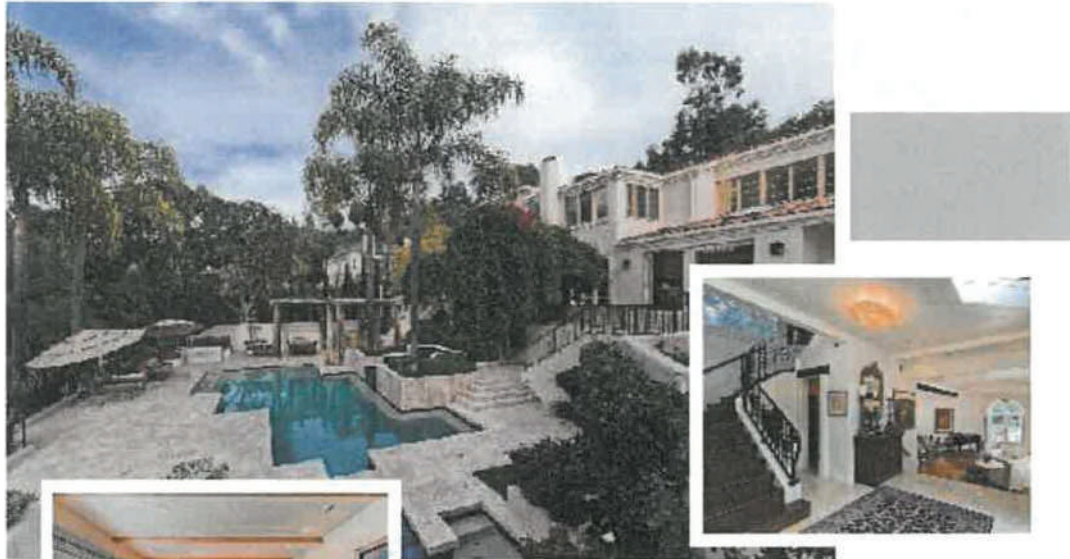
6 Bedrooms | 9.5 Bathrooms | Sold for \$22,000,000

This elegant beach front residence is a one of a kind masterpiece. Expertly crafted down to the last exquisite detail, this beautifully appointed property is located on prestigious Carbon Beach with exceptional ocean frontage and direct beach access. Situated on a prime stretch of gorgeous California Coast, you will enjoy all that comes with this refined Malibu beachfront lifestyle; radiant sunsets, sea breezes, and afternoons entertaining in style with friends and family. Take advantage of the privacy afforded by this prime location in the most secluded section of the beach, at the farthest distance from public access.



Active / In Escrow / Sold Properties

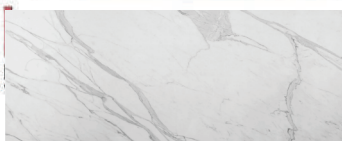
A TRULY WORLD-CLASS ESTATE



14209 West Evans Road, Pacific Palisades

9 Bedrooms | 9.5 Bathrooms | Sold for \$11,000,000

A truly world-class estate. Located down a quiet lane and set on approximately 2.5 usable acres of park-like grounds with expansive grassy lawns, landscaped gardens, championship tennis court, spectacular pool and cabana. This magnificent Mediterranean style home features 9 bedrooms, 9.5 baths, including 2 attached guest suites and spectacular guest house. Magnificent public rooms, including step-down living room with high-beamed ceilings/projection room, and gourmet kitchen with commercial appliances. Upstairs there are 6 bedrooms, including an exquisite master suite with 2 large baths and walk-in closets, overlooking incredible views of the gardens and expansive lawns. Truly an incredible compound that cannot be replaced. An incredible one of a kind lifestyle with direct access to Will Rogers' horse trails and polo fields.



12443 Milton Street

LOS ANGELES CA 90066




Fabulous new construction on a very private cul-de-sac. Featuring 5 end suite bedrooms, 5 1/2 baths + office on an immense 8,000 sq. ft. lot. Room for pool, ADU and sports court. This grand home has a chefs kitchen w/Wolf range, Sub Zero refrigerator, Italian Calcutta marble counter tops w/large island, custom cabinetry and walk-in pantry with breakfast area overlooking the rear grounds. The kitchen is adjacent to the family room w/custom fireplace, which leads out to the expansive rear entertainment area and manicured grounds. The downstairs offers a living room with fireplace, end suite bedroom and powder room, all with direct access from the garage. The upstairs features 4 end suite bedrooms, large laundry room and office. The master bedroom overlooks the rear grounds. The master bath has a soaking tub, beautiful large walk-in shower w/ dual heads, Italian marble counter tops and flooring, dual sinks and custom cabinetry. The home has Nest thermostats, 2 zone HVAC, installed speakers throughout, Restoration Hardware and white oak flooring. Plumbing fixtures are Kalista, Newport Brass and Kohler. Lighting is provided by Hinkley, Visual Comfort and Restoration Hardware.

Offered at: \$3,500,000



BILL STIMMING

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DRE#00550089 | DRE#00951359



BillStimming
& Associates

Information deemed reliable, but not guaranteed. This is not intended as a solicitation if your property is currently listed with another Broker. Broker Recapture: DRE #00951359

12447 Milton Street

LOS ANGELES CA 90066



Fabulous new construction on a very private cul-de-sac. Featuring 5 end suite bedrooms, 5 1/2 baths + office on an immense 8,000 sq. ft. lot. Room for pool, ADU and sports court. This grand home has a chefs kitchen w/Wolf range, Sub Zero refrigerator, Italian Calcutta marble counter tops w/large island, custom cabinetry and walk-in pantry with breakfast area overlooking the rear grounds. The kitchen is adjacent to the family room w/custom fireplace, which leads out to the expansive rear entertainment area and manicured grounds. The downstairs offers a living room with fireplace, end suite bedroom and powder room, all with direct access from the garage. The upstairs features 4 end suite bedrooms, large laundry room and office. The master bedroom overlooks the rear grounds. The master bath has a soaking tub, beautiful large walk-in shower w/dual heads, Italian marble counter tops and flooring, dual sinks and custom cabinetry. The home has Nest thermostats, 2 zone HVAC, installed speakers throughout, Restoration Hardware and white oak flooring. Plumbing fixtures are Rohl, Brizo and Kohler. Lighting is provided by Hinkley, Visual Comfort and Restoration Hardware.

Offered at: \$3,500,000



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Active / In Escrow / Sold Properties

TRULY WORLD CLASS ESTATE



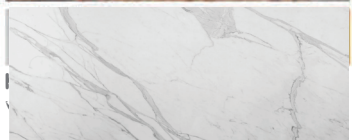
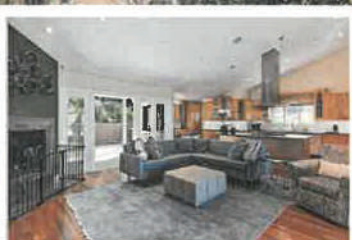
260 Loma Metisse Rd, Malibu, CA 90265

4 Bedrooms | 4 Bathrooms | Sold for \$2,600,000

Back-Up Offers Welcome - Casa Lorna Metisse Explore the infinite pleasure of this Malibu Canyon Estate in Private Elegant Country Living Style. In the c. 5-acre plateau in a gated community, an Italian Villa with a magnificent 220-degree view of the sky merges with the blue ocean, and Malibu and Santa Monica mountains. Numerous private gardens and terraces where you can relax at any time of the day. Work of Art architecture inside and out. West Saddle Peak, where private houses are built on the highest Malibu mountains facing the ocean. Casa Lorna Metisse is built on one of the highest mountains in the area and is one of the most elegant homes in the neighborhood. Breathtaking ocean, mountain, and valley views are for your appreciation and pleasure from the primary suite taking up an entire private floor. From the retreat landing and its loggia to the bedroom and its terrace and ensuite bath with separate shower and inviting tub with a view from all angles. Dive into relaxation and meditation. A romantic property minute from the beach. Entering Las Flores Drive from Pacific Coast Highway brings you into a world yet to be discovered. As you drive into the Saddle Peak Community, passing through the main gate, the feeling is a ranch country homes. You will find a bedroom, bathroom, laundry room, and a large room with a wet bar from the foyer on the entry-level. The large room can be used as a media room or ballet studio or an executive suite. The next level comprises a powder/guest bath and full bath for the two bedrooms. With entertaining in mind this great room-inspired living room, dining area, and gourmet kitchen with built-in Miele Cappuccino Machine and sitting breakfast bar opens to an additional terrace and gardens offering relaxation and leisure. The exterior is divided into sitting areas from breakfast to a romantic wood fireplace, spa, relaxing hammock in the woods, and whatnot. The possibilities are endless. Use your imagination to create a vineyard, plant more trees, build and expand, a horse ranch as neighbors have or untouched. Truly it is an ideal property if you are looking for peace, tranquility, privacy, or a possible Yoga Retreat. Sold before processing!

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Active / In Escrow / Sold Properties



10656 Drakewood Ave CULVER CITY CA 90230

4 Bedrooms | 3 Bathrooms | Sold for \$3,080,000

Tucked away on a quiet, tree-lined street in the Culver Hills, this fabulous four-bedroom Culver Crest gem boasts hard-to-find privacy nestled atop a gated private drive. Equipped with electric Doorbird gate at front entry, and outlined by lush hedges and custom lit columns on the street level, this house features security, safety, and stunning curb appeal. The property features panoramic views from the ocean to the Santa Monica mountains and beyond, visible from the front entrance deck, master suite deck, and backyard. Fully remodeled inside and out, this turn-key open floorplan home features hardwood floors throughout, custom cabinetry, open kitchen with large center island, family room with breakfast nook, vaulted ceilings, gourmet appliances, indoor and outdoor fireplaces, fully electric shades in master adjacent room, and more. On the main level are two oversized bedrooms and two bathrooms, including a master-sized en-suite room. The upper level includes two bedrooms, including the expansive master suite and bathroom featuring a large steam shower and Toto toilet. Off of the primary bedroom is an additional third room for use as an office, gym, baby nursery, or sunroom with large custom windows facing the views for exquisite sunrises and sunsets. The day and evening vistas are excellent, and breathtaking views can be enjoyed on the wraparound deck off of the master suite. The spacious two-level backyard is an entertainer's dream. Equipped with barbecue and grill counter, trellis with exterior lighting, outdoor fireplace, and grass alternative astroturf. Off of the garage includes two bonus rooms; one is a soundproofed studio space that can be used as a gym, artists workshop, music studio, or game room, and the other is a large laundry room/workshop. Note the proximity to downtown Culver City LAX, award-winning El Rincon STEAM Elementary, Beverly Hills, and the rest of the Westside. Enjoy all the quiet, privacy, and nature Culver Crest has to offer in this immaculate home, while still capitalizing on

Active / In Escrow / Sold Properties

MAGICAL ONE-OF-A-KIND PROPERTY



17586 Camino De Yatasto, Pacific Palisades

5 Bedrooms | 4.75 Bathrooms | Sold for \$4,000,000

Set on over 2 acres in the guard-gated Country estates, this magical property is one-of-a-kind. 5,700 sq ft rustic Italian villa was custom designed for the family of J Paul Getty, and perfectly situated for the utmost privacy. Large-scale living and dining rooms are ideal for entertaining. Five spacious bedrooms, 5 baths, plus a family room, bar room, office and sun room. Wonderful details include solid wood floors, dramatic wood beams, french doors, beautiful tile work and more. There is a sense of romance and privacy throughout. Huge gross yard, dining patio, plus separate pool /spa area with cabana near the tennis court and private hiking trail. Incredible grounds with lushly landscaped paths. Just minutes to Village and beach.

Active / In Escrow / Sold Properties



Active / In Escrow / Sold Properties

1004 SUMMIT DRIVE, BEVERLY HILLS \$4,500,000



RESIDENTIAL SINGLE FAMILY	AREA: (1) Beverly Hills	MLS#: 03-007953	MAP: 502/D6	BR: 4
STYLE: French Normandy	SUB:	PUD: No	YR: 1985	BA: 6.00
APN: 434B-010-018	ZONE: BHR1*	HOV: \$0.00	STO: 1	APX SF: 7,000/OW
ADP: No	VU: No	PL: Yes	APX LDM:	APX LSZ: 21,000/AS
APX ACREAGE: 0.48	GH: Alt'd	FP: 2	FUR: No	PKGT: 3
HORSE PROP:	LSE: No	LOP: No		PKGC:
ELEM: BEVERLY HILLS	JRHS: CHECK W/ CITY	SRHS: CHECK W/ CITY		

DIRECTIONS: BENEDICT CANYON TO SUMMIT

REMARKS: SPECTACULAR NORTH OF SUNSET ENTERTAINMENT HOME. APX 7,000 SQ. FT. CONSISTING OF 3/4 BEDRMS + 6 BATHS. 2-STORY PANELED LIBRARY, BAR, OFFICE, GYM, 50' POOL, STUDIO. SEPARATE STAFF APARTMENT, GATED GUEST PARKING. 24 HOUR SECURITY. 1/2 ACRE FLAT.

ROOMS: Bar,Breakfast,Breakfast Area,Breakfast Bar,Center Hall,Den,Dining,Dining Area,Family,Library/Study,Living,Loft,Office,Entry,Patio Covered,Powder,Projection,Service Entrance	HEAT: Central
EQUIP: Built-In,Cable,Ceiling Fan,Central Vacuum,Dishwasher,Garbage Disposal,Hood Fan,Intercom,Microwave,Ranger/Oven,Refrigerator,Satellite,Trash Compactor,Water Softener	LAUNDRY: Inside
AIR: Central	ROOF: Shake
FLOOR: Carpet,Hardwood,Marble	TENNIS: None
FIREPL: Den,Living Room,Master Bedroom,Wood Burning	SPA:
POOL: Heated,Private	WATERFRONT: None
PARK: Door Opener,Garage	FIN: Cash To New Loan
VIEW TYPE: None	POSS: Case Of Escrow
SEC: 24 Hour	SZONE:
SEWER: In Street	
DTSC: As Is	
OCC/SHOW: Call LA 1,Owner	

LP: \$3,595,000	DOM: 188	SP: \$3,250,000	SSP:	OLP: \$4,200,000
LD: 02/10/2003	CD: 09/05/2003	SD: 10/01/2003	WD:	

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Active / In Escrow / Sold Properties

1639 SAN ONOFRE DRIVE, PACIFIC PALISADES

\$6,950,000



RESIDENTIAL SINGLE FAMILY	AREA: (15) Pacific Palisades	MLS#: 07-155201	MAP: 631/01	BR: 4
STYLE: Architectural	SUB:	PUD: No	YB: 2003	BA: 4,50
APN: 4425-1302-1601	ZONE: 41	HDD: 5,000	STO: 3	APX SF: 6,600/AS
ADP:	VU: Yes	PL: Yes	APX LDM:	APX LSZ: 11,025/AS
APX ACREAGE:	QH: None	FP: 3	FJR: No	PKGT:
HORSE PROP:	LSE:	LOP:		PKGC:
ELEM: Check w/city	JRHS: Crack w/city	SRHS: Crack w/city		

DIRECTIONS: North of Sunset

REMARKS: One of a kind! Upper Rivera architectural with panoramic ocean, city and mountain views. Bedroom suites on each floor. Infinity pool with unobstructed ocean views. High ceilings throughout. Ocean views from all rooms. Home to railing walls of glass throughout. Crestron Smart Technology built into home. Cameras and TV monitors provide added security & privacy. Elevator

ROOMS: Bar,Borrrrr,Breakfast,Breakfast Area,Breakfast Bar,Center Hall,Dining,Family,Library/Study,Living,Media,Office,Patio Enclosed,Wine Cellar

EQUIP: Built-In

AIR: Central,Multi-Zone

FLOOR: Hardwood,Stone

FIREPL: Family Room,Living Room,Master Bedroom

POOL: Heated,Private

PARK: Attached,Direct Entrance,Door Opener

VIEW TYPE: City Lights,Mountain,Ocean

SEC: 24 Hour,Owned,T.V.

SEWER: In Street

DISC: As Is

OCC/SHOW: Call LA 1,Call LA 2,Listing Agent Accompanies,Owner

HEAT: Central

LAUNDRY: Inside

ROOF: Composite

TENNIS: None

SPA: Bathtub,Private

WATERFRONT: None

FIN: Cash,Cash To New Loan

POSS: Close Of Escrow

SZONE: None

LP: \$6,950,000

LD: 05/02/2007

DOM: 74

CD: 05/16/2007

SSP:

WD:

OLP: \$7,450,000

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613 N ELM DR, BEVERLY HILLS

\$10,330,000



Remarks : Situated on one of the most coveted streets in the Flats, this newly constructed, amazing contemporary style home is both a comfortable residence and welcoming retreat. Through the gated front garden, glass double doors open to light-filled, exceptional living spaces with sleek, modern, and clean line finishes throughout. A dramatic double-height foyer features modern pendant lights and gleaming tiled floors. Left of entry is the gracious formal dining room with a butler's pantry that flows to the sleek chef's kitchen, which features a large island, Wolf, Miele and Sub-Zero appliances, high gloss cabinetry, tons of prep space, a casual dining area, and an adjoining second kitchen offers convenience for outdoor cooking. The expansive great room boasts two seating areas, walls of glass, beautiful wood floors, a fireplace, and glass doors that open to a full length covered patio, lushly landscaped backyard and a sparkling pool, allowing for seamless indoor-outdoor entertaining. There is an en-suite bedroom and a maid's quarters on the first floor. A powder room and a laundry room complete the main floor. Upstairs, three en-suite bedrooms and an office surround a spacious sitting area. The grand primary suite contains a large sleeping room with a fireplace, sitting area, and access to a sundeck; an expansive dressing room with dual walk-in closets; and a lavish bathroom that includes a large glass shower, a soaking tub, two toilet rooms, double vanities, and a fireplace. Two additional large guest en-suite bedrooms and an office, each with glass doors, lead to a sundeck with spectacular tree top views. Additional features include a gated driveway with a Porte Cochere, detached two-car garage with alley access, electric car charger, 4-zone HVAC, and security alarm system. Located in the heart of Beverly Hills, just minutes from the trendiest shops, restaurants, and entertainment, this is modern living at its best!

Structure Info		Land/Lot Info		Contract Info		DOM 96
Year Built/Source	2018 / Seller	Zoning		List Date	07-23-2021	
View	Trees/Woods	Land Type	Fee	List Price	\$11,880,000	
Stories	2	Land Lease Purchase		Orig List Price	\$11,880,000	
Guest House	None	Horse Property		Status Date	12-15-2021	
PUD		Lot Acreage	0.000	Sale Type	Standard	
Sewer	Public Sewer	Special Zone				
Style	Modern	Addl Parcel				
Community/Development		Parking Details		Sale/Sold Info		
Tax Mello Roos		Parking Type	Door Opener, Driveway, Garage, Garage - 1 Car	Contract Date	10-27-2021	
Complex/Assoc Name		Total Spaces	2	Sold Date	12-15-2021	
Assoc Amenities		Covered Spaces		Sold Price	\$10,330,000	
Assoc Fees Include		Uncovered Spaces		Sale Terms		
Assoc Pet Rules		Garage Spaces	2	Sold Price/SqFt	\$1,598.00	
Community Features	Sidewalks	Carport Spaces	0	SP/LP	86.95%	
Rental Restrictions						
Short Term Rentals						
Short Term Rental Duration						
Interior Features		Exterior Features				
# Fireplaces/Details	Bath, Gas, Great Room, Master Bedroom	Pool	Filtered, In Ground			
Furnished		Spa	None			
AC/Cooling	Central	Tennis/Courts				
Heating	Central, Forced Air	Roofing	Flat Roof			
Flooring		Fence	Stucco Wall			
Laundry	Gas Dryer Hookup, Inside, Room					
Equip/Apppl	Dishwasher, Freezer, Gas Dryer Hookup, Inside, Refrigerator, Room, Vented Exhaust Fan					

NOTICE: Due to COVID-19, DOM was frozen and not recorded in the history from March 15, 2020 to July 5, 2020.

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14226 GREENLEAF ST, SHERMAN OAKS

\$7,500,000



RESIDENTIAL SINGLE FAMILY

STYLE:

APN: 2266-010-005

ADP:

APX ACREAGE:

HORSE PROP:

ELEM: Check w/ city

AREA: 72 Sherman Oaks

SUB:

ZONE:

VU:

GH:

LSE:

JRHS: Check w/ city

MLS#: SR21249336CN

PUP:

HDD:

PL:

FP:

LOP:

SRHS: Check w/ city

MAP:

YB:

STO:

APX LDM:

FUR:

BR:

BA:

APX SF:

APX LSZ:

PKGT:

PKGC:

DIRECTIONS: South of Ventura BLVD

REMARKS: Incredible modern farmhouse on a large gated property in prime Sherman Oaks, south of the Blvd, featuring 6 bedrooms, 8 bathrooms, approximately 8,000 sq. ft. House, on over 21,500 sq. ft. lot. Unique and spacious design featuring a Living room with fireplace that leads to patio with a custom fire-pit. Gourmet kitchen features stainless-steel appliances, including Wolf double oven, espresso machine, large Island with a built-in table top seating, sun bench, and butler's pantry with kitchenette and walk-in pantry. Dining room feat. wall display glass to office with frosting function and two-way large wine centerpiece to family room, with temp control. Family room with double height ceilings and dramatic fireplace with floor to ceiling book match quartz slabs. Pocket sliding doors lead to yard with zero-edge pool & spa with pebble finish, cabana/accessory living quarter with fireplace and 3/4 bath, BBQ, sport court with basketball hoop, and putting green. Large master suite features fireplace, two walk-in closets, spacious master bath with custom quartz-work and double showers with a steam unit, and master patio. Second master suite with French doors to front, adjacent upstairs family room with built-ins and fireplace. Custom office features wall-to-wall glass to viewing show-piece garage, with frosting function for privacy. Home features entertainer details such as home theater with drop-down projector, Control 4 smart system, custom woodwork/lighting, rustic finishes, and security system with alarm and cameras.

ROOMS: 14

EQUIP:

AIR: Central

FLOOR:

FIRE PL: Family Room, Living Room

POOL: Private

PARK:

VIEW TYPE:

SEC:

SEWER:

DISC:

OCC/SHOW:

HEAT: Central

LAUNDRY: Room

ROOF:

TENNIS:

SPA:

WATERFRONT:

FIN:

POSS:

SZONE:

LP: \$7,499,000

LD: 11/15/2021

DOM:

CD:

SP: \$7,500,000

SD: 12/28/2021

SSP:

WD:

OLP: \$7,499,000

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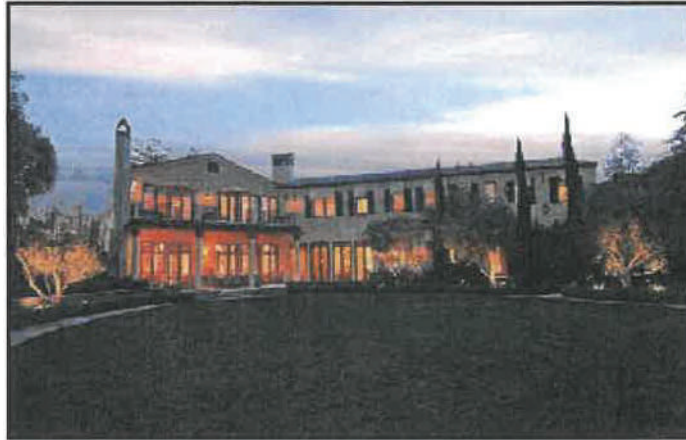
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270 ROCKINGHAM AVE, BRENTWOOD

\$15,045,000



RESIDENTIAL SINGLE FAMILY
STYLE: Mediterranean
APN: 4466-010-0-8
APX:
APX ACREAGE:
MOOSE PROP:
ELEM: Brentwood

AREA: (6) Brentwood
SUB:
ZONE: LARA
VU: Yes
GH: None
LSE: No
JRHIS: Paul Reverse

MLS#: 08-251625
PID: N/A
HOD: 50.00
PL: Yes
FPI: 4
LOP: No
SRMS: Palisades

MAP: 621162
YS: 2005
STO: 2
APX LDM:
FUR: Yes

BR: 4
BA: 5.00
APX SF: 10,884/AS
APX LSE: 27,200/OW
PKGT: 4
PKGC: 3

DIRECTIONS: South of Sunset, West of Cliffhanger, North of 26th St.
REMARKS: This masterpiece was custom built in '05 and designed by Hendrix and Hardyco. 4 cr Gld, 8ba. State of the art finest quality materials throughout. 42' kitchen/family rm, grand living rm, dining rm, library, THX 5.0 seat movie theater, pub, 13' ceilings, aged limestone fire, PL spa, workshop/hobby room, elevator and gym are just the beginnings. 4 imported antique stone fireplaces, lush landscaping, circular drive and heated rear lounge add to the home.

ROOMS: Bar,Breakfast Area,Breakfast Bar,Dining,Family,Gym,Library/Study,Living,Media,Office,Pantry,Patio
CrownMold,Plaster,Driftwood,Sauna,Service Entrance

EQUIP: Attic Fan,Barbecue,Built-In,Chimney,Ceiling Fan,Dishwasher,Dryer,Elevator,Freezer,Garbage Disposal,Hood
Fan,Intercom,Microwave,Network Wire,Plumbing System,Range/Oven,Refrigerator,Satellite,Weather

AIR: Central

FLOOR: Carpet,Hardwood,Sauna

FIREPL: Family Room,Living Room,Master Bedroom,Patio,Wood Burning

POOL: Heated,Private

PARK: Attached,Carport,Direct Entrance,Door Opener,Side By Side

VIEW TYPE: Urban

SEC: 24 Hour,Gated,Owned,T.V.

SEWER: In Street

DISC: As Is

QDC/SHOW: Listing Agent Accompanies

HEAT: Central,Radiant

LAUNDRY: Inside,Room

ROOF: Tile

TENNIS: None

SPA: Bath Tub,Hot Tub

WATERFRONT:

FIN: Cash To New Loan

POSS: Close Up 1 acre

SZONE:

LP: \$17,500,000

DOM: 02

SP: \$15,045,000

SSP:

OLP: \$17,500,000

CD: 04/22/2008

SD: 06/11/2008

WD:

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115 CHANNEL POINT MALL, MARINA DEL REY \$3,995,000



Active OPEN HOUSE DATE: 73-May-2006
RESIDENTIAL SINGLE FAMILY
STYLE: Mediterranean
APN: 4295 D08 C18
ADP:
APX ACREAGE:
HORSE PROP:
CECM:

TIME: 11:00 am to 2:00 pm
AREA: (12) Marina Del Rey
SUB:
ZONE: R1
VJ: Yes
GM: N/A
LSE:
JRHS:

MLS#: 06-011301
PUD:
HOD: \$0.00
FL: No
FP: J
LOP:
SRHS:

MAP: 702/A1
YB: 2004
STD: 4
APX LDM:
FUR: No
BR: 4
BA: 6.50
APX SF: 5,440/SQ
APX LSZ: 3,240/AS
PKGT:
PKGC: 3

DIRECTIONS: South Washington to Via Duce to Via Dante to Channel Pointe Mall

REMARKS: Spectacular newly built, 4 bedroom, 6.5 bath Mediterranean home. Light & bright with ocean and channel views. Cooks kitchen with side by side dual built-in refrigerators. Four top custom European Mahogany and travertine flooring. Gorgeous master bedroom with over sized walk in closet. Two roof top patios with panoramic ocean views. Silver Strand's best location....

ROOMS: Bar,Breakfast,Breakfast Area,Breakfast Bar,Den,Dining,Family,Oym,Library/Study,Living,Media,Office,Pentry,Patio Enclosed,Powder

EQUIP: None

AIR: Central

FLOOR: Carpet,Hardwood

FIREPL: Family Room,Living Room,Master Bedroom

POOL:

PARK: Direct Entrance,Door Opener,Garage

VIEW TYPE: Canal,Ocean

SEC: Gates,Owned

SEWER: In Street

DISC: As Is

DOC/SHOW: Listing Agent Accompanies

HEAT: Central

LAUNDRY: Inside

ROOF: Tile

TENNIS:

SPA: Bath Tub

WATERFRONT:

FIN: Cash For New Loan

POSS: Close Of Escrow

SZONE: None

LP: \$3,995,000
LD: 02/17/2006

DOM: 91
CD:

SP:
SD:

SSP:
WD:

OLP: \$3,995,000

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200 N. DELFERN DRIVE, LOS ANGELES

\$14,000,000



RESIDENTIAL SINGLE FAMILY
STYLE: Mediterranean
APN: 4358-005-005
ADP: No
APX ACREAGE: 0.00
HORSE PROP:
ELEM:

AREA: (4) Be Air Holmby Hills
SUB:
ZONE: LAR-1
VU: Yes
GH: None
LSE: No
JRHS:

MLS#: 03 003721
PUD: No
HOD: \$0.50
PL: Yes
FP:
LOP: No
SRHS:

MAP: 502/C2
VB: 20C1
STO: 3
APX LDM:
FUR: No
BR: 8
BA: 11.00
APX SF: 23,300/AS
APX LSE: 0/AS
PKGT: 1
PKGC:

DIRECTIONS: OFF SUNSET BLVD.

REMARKS: NEW CONSTRUCT IS UNEQUALED IN ITALIAN RENAISSANCE DESIGN & GRAND SCALE. DESIGNED FOR INDOOR/OUTDOOR ENTERTAINING A WALNUT PANELED WET BAR OPENS TO AN EXPANSIVE REAR YD. CARD RM IS APPOINTED W/ IMPRESSIVE WROUGHT IRON DR. LUX MSTR STE OFFERS SITTING RMS, 2 FRPLCS, 2 PRIV TERRACES, BLT-IN CABINETS & SEP DUAL MSTR BATHS W/ MOSAIC DETAILS IN MARBLE. 5 FAM BDRMS, 2 BA STAFF QRTKS.

ROOMS: Bar,Breakfast Area,Breakfast Bar,Den,Dining,Family,Library/Study,Living,Media,Office,Patio Covered,Powder
EQUIP: Bullt Ins,Cable,Dishwasher,Garbage Disposal,Microwave,Range/Oven,Refrigerator
AIR: Central
FLOOR: Carpet,Hardwood,Mixed,Stone
FIREPL: Den,Dining,Family Room,Living Room,Master Bedroom
POOL: Private
PARK: Garage
VIEW TYPE: Mountain
SEC: Gated
SEWER: In Street
DISC: As Is
OC/SHOW: Call Listing Office,Listing Agent Accompanies

HEAT: Central
LAUNDRY: Inside
ROOF:
TENNIS: Private
SPA: Hot Tub
WATERFRONT: None
FIN: Cash,Cash To New Loan
POSS: Close Of Escrow
SZONE:

LP: \$14,000,000
LD: 01/21/2003

DOM: 375
CD: 02/20/2004

SP: \$14,000,000
SD: 01/25/2004

SPP:
WD:
DLP: \$21,500,000

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14650 VALLEY VISTA BLVD, SHERMAN OAKS

\$4,750,000



RESIDENTIAL SINGLE FAMILY

STYLE:

APN: 2276-031-001

ADP:

APX ACREAGE:

HORSE PROP:

ELEM: Check w/city

AREA: 72 Sherman Oaks

SUB:

ZONE:

VU:

GH:

LSE:

JRHS: Check w/city

MLS#: SR2117208CN

PUP:

HDD:

PL:

FP:

LOP:

SRHS: Check w/city

MAP:

YB:

STO:

APX LDM:

FUR:

BR:

BA:

APX SF:

APX LSZ:

PKGT:

PKGC:

DIRECTIONS: S. of Ventura/E. of Kester

REMARKS: Sold before processing Stunning modern farmhouse with basement in prime Sherman Oaks, south of Ventura Blvd. Featuring 5 BR-5.5 BA main home and detached rec room with three-quarter bath in approx. 4,927 sq. ft. on a 9,334 sq. ft. lot. Completed with home theater, BBQ area, and pool/spa.

ROOMS:

EQUIP: Barbecue, Dishwasher, Microwave, Refrigerator, Room

AIR: Central

FLOOR:

FIRE PL: Family Room, Fire Pit, Living Room, Master Bedroom

POOL: Heated, In Ground, Private

PARK:

VIEW TYPE: Private

SEC:

SEWER:

DISC:

OCC/SHOW:

HEAT:

LAUNDRY: Room

ROOF:

TENNIS:

SPA: Heated, In Ground, Private

WATERFRONT:

FIN:

POSS:

SZONE:

LP: \$4,795,000

LD: 06/02/2021

DOM:

CD:

SP: \$4,750,000

SD: 07/30/2021

SSP:

WD:

OLP: \$4,795,000

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423 9TH STREET AVE, SANTA MONICA \$4,500,000



RESIDENTIAL SINGLE FAMILY	AREA: (14) Santa Monica	MLS#: C7-160787	MAP: 631/D7	BR: 3
STYLE: Other	SUB:	PUD:	YB:	BA: 2.50
APN: 1285-013-012	ZONE:	HOD: \$0.00	STO: 2	APX SF: 3,200/OW
ADP:	VU: Yes	PL: No	APX LDM:	APX LSZ: 7,500/AS
APX ACREAGE:	GH: Del'd	FP: 1		PKGT: 2
HORSE PROP:	LSE:	LDP:	FUR: No	PKGC: 0
ELEM: Check w/city	JRHS: Check w/city	SRHS: Check w/city		

DIRECTIONS: Between San Vicente & Montana

REMARKS: Newer 3 bedroom 2.5 bath plus loft with enclosed private patio adjacent to 30'x10' large spacious room with 20' ceilings. Beautiful open kitchen looking out at family room. Separate wood & glass guest house with large slate & glass bathroom. Double garage & spa included.

ROOMS: Breakfast Area,Breakfast Bar,Dnr,X'ing,Dining Area,Family,Living,Loft,Patio Covered,Patio Open

EQUIP: Cable,Dishwasher,Dryer,Freezer,Garbage Disposal,Hood Fan,Intercom,Microwave,Range,Oven,Refrigerator,Satellite,Washer

AIR: Central

HEAT: Central

FLOOR: Hardwood

LAUNDRY: Inside

FIREPL: Living Room

ROOF: Shingle

POOL:

TENNIS: None

PARK: Detached,Dnr Oppose

SPA: Hot Tub

VIEW TYPE: Tree Top

WATERFRONT: None

SEC: 24 Hour,Owned

FIN: Cash,Cash To New Lner

SEWER: In Street

POSS: Close C* Escrow

DISC: As Is

SZONE: None

OC/SHOW: Call Listing Office,Vacant

LP: \$2,615,000
LD: 02/07/2007

DOM: 47
CD: 01/01/2007

SP: \$2,547,000
SD: 01/27/2007

SSP:
WD: **OLP:** \$2,795,000

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13443 GALEWOOD ST, SHERMAN OAKS

\$3,995,000



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6346 SEAWALK DRIVE • PLAYA VISTA, CA 90094

4 Bedrooms + Den • 5 Bathrooms • 3,766 Sq.Ft. • Asking \$2,195,000 • www.6346seawalk.com

This gorgeous, impeccable Mediterranean home was the Icon model when built. It features 4 bedrooms, 5 baths within approximately 3,800 sq. ft. The entry level features a beautiful foyer with a spacious family room, 2 bathrooms and a guest bedroom with inviting patio space off both rooms. Second level contains an enormous chef's kitchen, Butler's pantry, wine cellar, cozy den with fireplace, balcony and beautiful living room complement the space. Upstairs enjoy the library/office area with built in desk and bookshelves. Master bedroom with his and her closets, adjacent room that can be a nursery or small bedroom. Opulent master bath, and another bedroom, bath and laundry room, all tastefully designed for the discriminating buyer. Three car garage, built-in security, and low maintenance enhance this beautiful villa.

Active / In Escrow / Sold Properties



16 PALOMA AVENUE | VENICE, CALIFORNIA 90292
2 BEDROOMS | 2 BATHROOMS | OFFERED at \$4,750,000

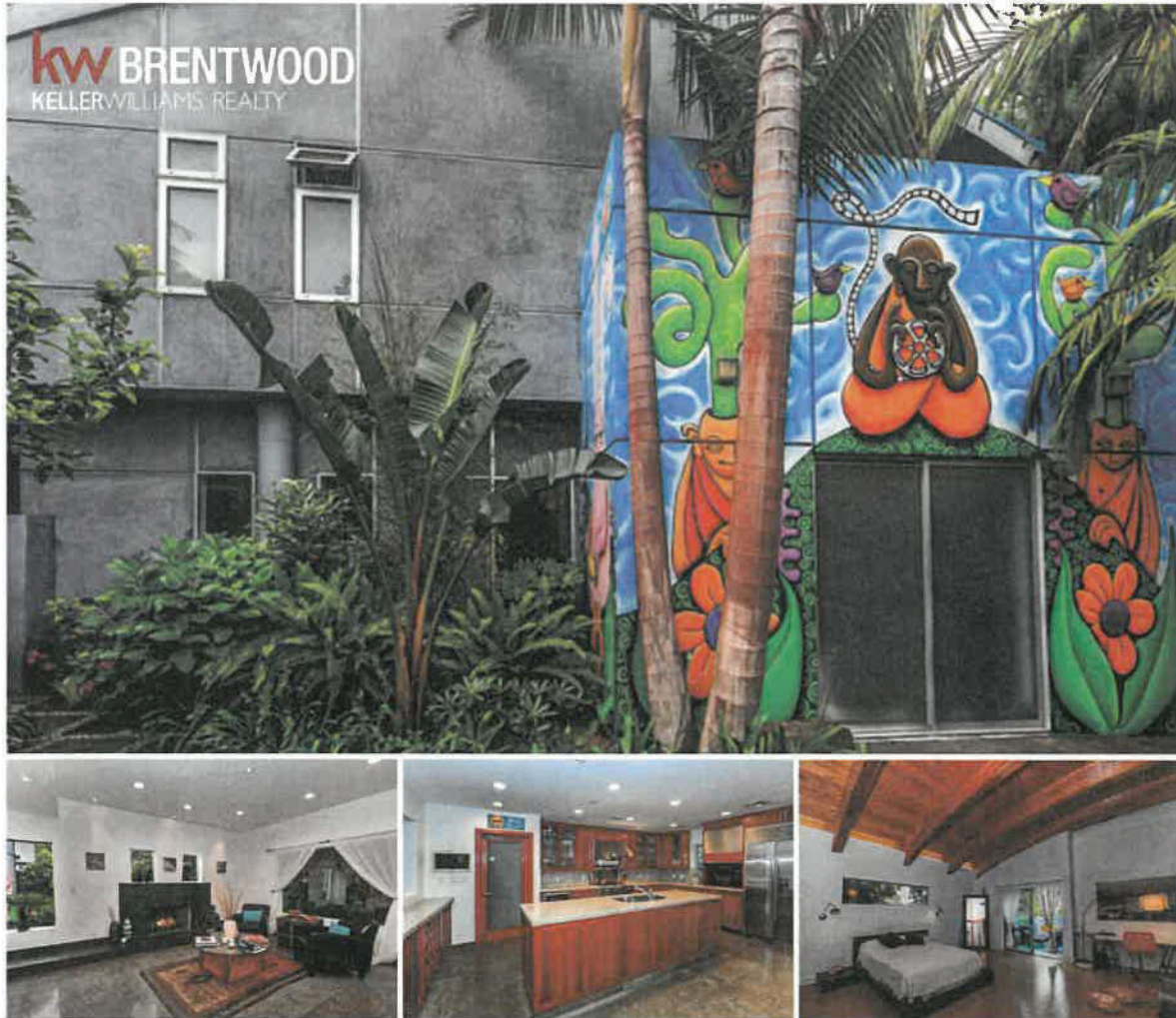


Eric Clapton's former residence and the only home designed in the U.S. by Arata Isozaki, the architect of MOCA (Museum of Contemporary Art)! This one-of-a-kind architectural masterpiece has been published worldwide with furniture designed by world-renowned contemporary artist Klaus Rinke, and is located a few steps from the beach. The gated/secure and very private residence offers 30 ft ceilings in the grand room and 20 ft ceilings in the master bedroom. The second floor looks out over the grand room and offers a kitchen, dining for 10+ people, master bedroom, gorgeous master bathroom, walk-in closet, and ocean views. The home also has a loft bed space and stunning 600 sq. ft. very private patio for entertaining.

BILL STIMMING
(310) 488-6687

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Active / In Escrow / Sold Properties



918 HOWARD ST • VENICE, CA 90292

3 Bedrooms + Den • 4 Bathrooms • 3,889 Sq.Ft. • Asking \$2,995,000 • www.918howard.com

Spectacular gated architectural home in The Oxford Triangle! This home includes 3 spacious bedrooms, office/den, 4 bathrooms, and a private entrance within 3,889 sq. ft. Walled for privacy and security, with lushly landscaped grounds. Gourmet Chef's kitchen featuring a Garland range, wine cooler, walk-in pantry and breakfast bar. Second story features 3 bedrooms with master suite featuring a terrace, sitting area, spa/tub, steam shower, and two custom walk-in closets. Custom features include expansive, gorgeous wood bow truss ceilings throughout. Clear story entry and smooth concrete walls with metal expansion joints and motion art lighting. Wired for sound, over sized 2 car finished garage. This serene compound is in the acclaimed Couer D' Alene school district. 600 sq. ft. guest house (Chez Lucita) is truly beautiful and private, and frequently Airbnb'd. Walk to beach, marina, Venice Canals, Abbot Kinney & Washington/Venice row restaurants.

www.BillStimming.com

STATE OF THE ART TECHNOLOGY

In this ever-changing technological landscape, Rodeo Realty has gathered the best technology from around the world to provide you with the very best service and marketing in the real estate industry. Most companies use a single provider to provide all of their applications or build out all of the applications themselves. This strategy is inherently flawed. In fact, if you look at the tech industry, even the biggest companies like Apple and Google do not even attempt to build all the applications used on their platforms.

Why? Because these technologies are ever-changing and even the largest technology companies in the world do not have the resources to continually advance in every field. Instead, the best strategy is to source the best applications for selling real estate under a single platform and make them available to our agents. Each application provider can improve in their niche through specialization, providing a better product to us, our agents and Rodeo Realty, which makes you the beneficiary.

ARTIFICIAL INTELLIGENCE

Rodeo Realty provides tools for targeted advertising on social media and Google ads with the assistance of state-of-the-art artificial intelligence. This exclusive technology monitors activity on the internet and social media to ensure that ads on your home are sent to the most likely buyers.

LEAD GENERATION

Rodeo Realty provides agents with their own customizable website that includes access to Google Analytics. By uploading contact information, Rodeo Realty agents generate leads for new listings with their very own compelling websites.

EMAIL MARKETING

Rodeo Realty provides agents with first-class CRM (Customer Relationship Management) system and access to over 25,000 agents in Southern California. Our CRM system generates flyers for new listings, open house, and buyers' needs. Rodeo Realty creates content for automatic drip campaigns, making it easy to stay in touch with clients.

AGENT BRANDED PROPERTY SEARCH APP

This App provides up-to-date Active – Pending – Sold - Lease Date through both SEO (Search Engine Optimization) position and/or search criteria. It also allows clients and their agents to share notes and converse in real time. The system will also send push notifications. This ensures the most up-to-date information possible.

SOCIAL MEDIA

Rodeo Realty's marketing team provides one – on – one support for agents to inundate social media platforms with client listings and neighborhood statistics. Rodeo Realty staff provides automatic postings with content generated frequently throughout the day placing our brand recognition at the apex of our field.

HOME SEARCH ACTIVITY

Our Heat-Map System shows the number of buyers looking for homes in an area by tracking property views of similar properties to the subject property. This allows our agents to track buyer activity in the area by location, home size, and price.

AUTOMATIC VALUE MODELS

Our System will give instant property evaluations from multiple sources. Clients can be kept informed of these computerized models on a daily, weekly, or monthly basis. The system also shows why only a REALTOR® can give an accurate evaluation.

LEAD NURTURING

Rodeo Realty's lead nurturing system is built through our CRM. It allows our Agents to promote properties to their clients in various ways including custom home searches and alerts, and customized flyers for potential buyers.

MARKET REPORTS

The Rodeo Realty Market Report gives up-to-date reports on your preferred city or zip code. By providing this information, our clients can see trends, pricing, recent sales and market activity.



DESIGN & MARKETING STUDIO

NEWSPAPER AND PRINT ADVERTISING

With an annual budget that exceeds \$1 million, Rodeo Realty can provide the best newspaper advertising placement. The Director of Advertising oversees the prime placement of multi-page advertisements in major Southern California newspapers. Rodeo Realty also regularly advertises in local, national, and international publications.

CUSTOM PROPERTY WEBSITES

Our in-house web developer turns listing photos into an HD property tour, which is uploaded for easy sharing. The websites are also easily viewable from mobile phones and tablets. Each property has its own URL. These property websites appear in all advertising and are featured on YouTube.

PUBLIC RELATIONS

Rodeo Realty's in-house publicist helps gain attention for the company, agents, and their properties. The publicist maintains relationships with reporters at local, national, and international media outlets so that Rodeo Realty is regularly featured in print publications, online, and on radio and television programs. Rodeo Realty releases regular press releases on significant listings and sales. Recently, Rodeo Realty agents and properties have been featured in over 100 major news stories.

INTERNET MARKETING

The Internet marketing team assists agents in creating cutting-edge Internet marketing campaigns, e-marketing, social media campaigns and personalized agent branding. Customized email blasts for targeted demographics promote properties and open houses. Properties are also shared with the thousands of followers on Rodeo Realty's social channels.



PRINT SHOP

Our printing department guides agents through the process of creating the best and most attention-grabbing brochures, direct mail campaigns, property brochures, postcards, and property business cards. Rodeo Realty uses the most up-to-date printing technology to deliver the highest quality materials.

FULL-SERVICE MAIL ROOM

As part of the printing services, Rodeo Realty also has data equipment and a complete postage facility to handle all mailings to keep agents and their properties top-of-mind with clients and prospective clients. This mailing system helps ensure that all properties get the widest exposure possible.

PHOTOGRAPHY

High-quality pictures are essential to marketing a property. Rodeo Realty has experienced real estate photographers who take beautiful photos of each listing, and work with the agent to show the home in its best light. These photos are then delivered directly to the graphic design team for the creation of email and print campaigns.

GRAPHIC DESIGN

Rodeo Realty's marketing team offers agents and their clients the best creative support in the industry. Drawing from the latest techniques and styles, the graphic artists enhance photos, create custom marketing pieces, and design personalized advertising and marketing materials.

DISTRIBUTION TO THOUSANDS OF SITES

Over 89% of all buyers begin their real estate search online and listing with Rodeo Realty ensures that your home will have maximum online exposure to thousands of potential homebuyers on numerous websites. Some of the examples of the worldwide Internet exposure we provide are shown below.



SOCIAL MEDIA

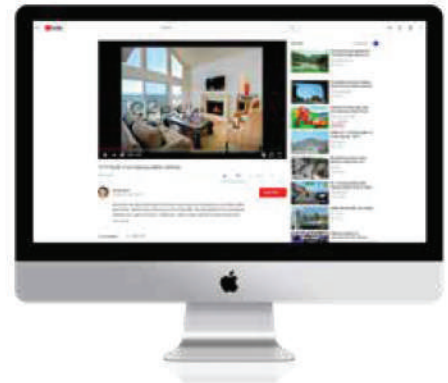


TWITTER

Keeping our followers in the loop, Rodeo Realty Twitter is fed through all our social media platforms to not miss a channel. We feed all our social media interactions such as our blog posts, local market reports, hot sales, new listings, Los Angeles news, and economic updates. Rodeo Realty Twitter is often retweeted by some of the industry's most prominent Twitter members.

YOUTUBE

With over 1,000 custom home video tours in our media library, Rodeo Realty YouTube Channel features the most cutting-edge technology when it comes to home tours. We provide our Agents with a full-time in-house Video Production facility and specialist to stay ahead of the competition.



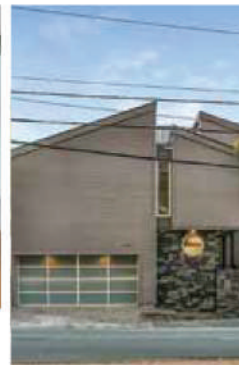
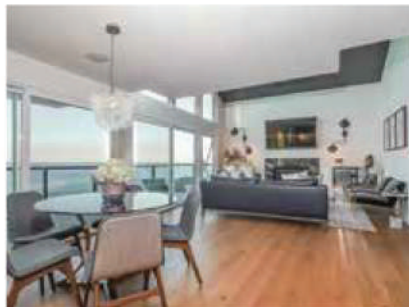
LINKEDIN

Showcasing your listing to a professional network can have added benefits. Rodeo Realty's LinkedIn is a prolific network for agents looking to reach other professionals.



E-MAIL MARKETING

19710 PACIFIC COAST HWY • MALIBU



OFFERED AT 5,000,000

Located on over an acre with a fully usable lot. This sophisticated yet charming home offers quality finishes throughout. 6 Bedrooms, 6.5 Bathrooms, approximately 8,583 square feet of living space. Dramatic foyer. Generous living room with coffered ceilings. Large gourmet kitchen with center island, breakfast area, quality built-in stainless steel appliances, granite counter tops and walk-in pantry. True formal dining room with butler's pantry. Office/Library. Huge family room with vaulted beamed ceilings and bar. Game room features a brick fireplace and coffered ceilings. Romantic master suite offers a sitting area, fireplace and balcony overlooking the gorgeous grounds. Luxury master bath with two walk-in closets. Three additional en-suite bedrooms upstairs with a maid's and guest room located downstairs. Top quality wood, stone and cabinetry throughout. The fabulous entertainer's backyard features a sparkling pool, spa, fountains, and gazebo. The yard also offers an outdoor dining, living area with dual sided fireplace and built-in barbeque center. The Equestrian area features a 6 Stall barn with in/out, tack and feed room, round pen and large lighted grass turn out or riding ring. Triple car garage, gated parking area, with direct access to home. Truly a must see!



For Video Tour Visit:
www.5221RoundMeadow.com

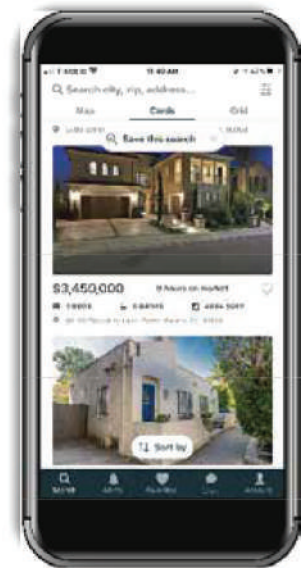
- CUSTOMIZED E-MAIL BLASTS FOR TARGETED DEMOGRAPHICS
- E-MARKETING BLASTS SENT TO AGENTS AND COMPANY NETWORKS
- DATABASE OF MORE THAN 25,000 REAL ESTATE AGENTS
- ACCESS FROM THOUSANDS OF WEB SITES

www.BillStimming.com

SOCIAL MEDIA

FACEBOOK

With content posted multiple times per day, we reached thousands of Facebook users with Open House information, feature new listings, and provide local community information and engagement. Our agent posts and pages are shared with Rodeo Realty posts across many mediums.



INSTAGRAM

In addition to posting your listing and open houses to my followers, Rodeo Realty features homes listed by its agents on its Instagram page. Rodeo Realty's Instagram page reaches approximately 10,000 unique accounts each week.



RODEO REALTY

F I N E E S T A T E S



www.BillStimming.com

Local Expertise, Global Presence.