

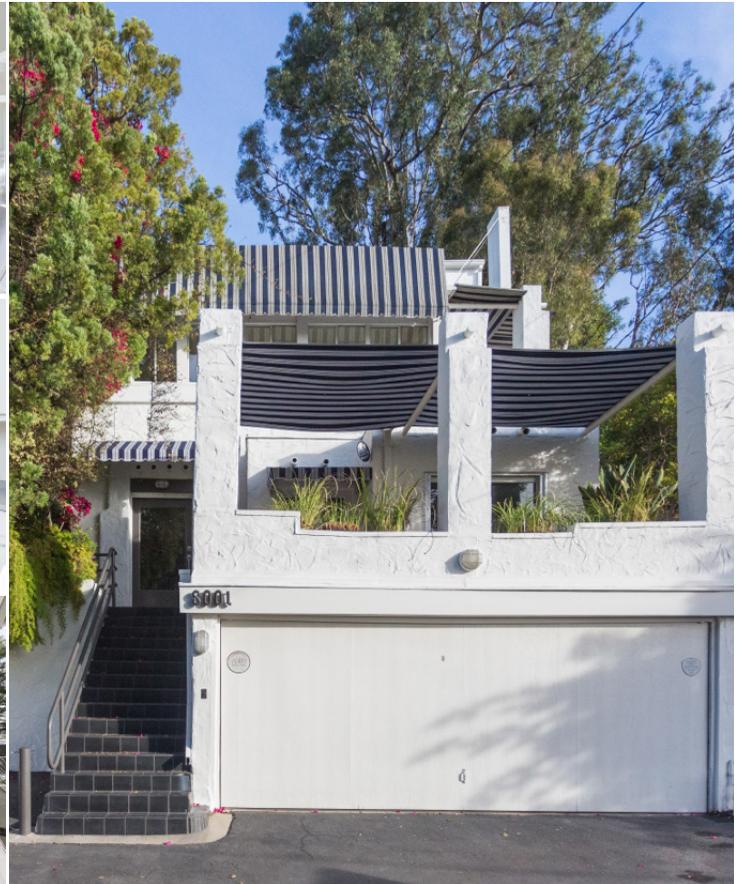
MARKET REPORT

WRITTEN BY WENDY BOWMAN

Loads of Character

The longtime Hollywood Hills West home of comedian, actor and author Richard Lewis is on the market for \$1.559 million, listed by Peter Maurice and Tregg Rustad of Rodeo Realty. Built in 1926—the same year that the nearby Sunset Tower and Chateau Marmont hotels opened their doors—the Mediterranean-style villa also served as the residence of late actor Eddie Albert at one time. Situated in a bedrock hill in Laurel Canyon, at the end of a cul-de-sac at 8001 Hemet Place, the home features 2,508 square feet of living space highlighted by an open-air living room with a full wet bar; updated kitchen with Gaggenau, Miele and Sub-Zero appliances; a media room/lounge; and two bedrooms (including a penthouse-level master retreat with an office/sitting room that opens to a terrace with city views, along with a private, first-floor guest suite with attached bath).

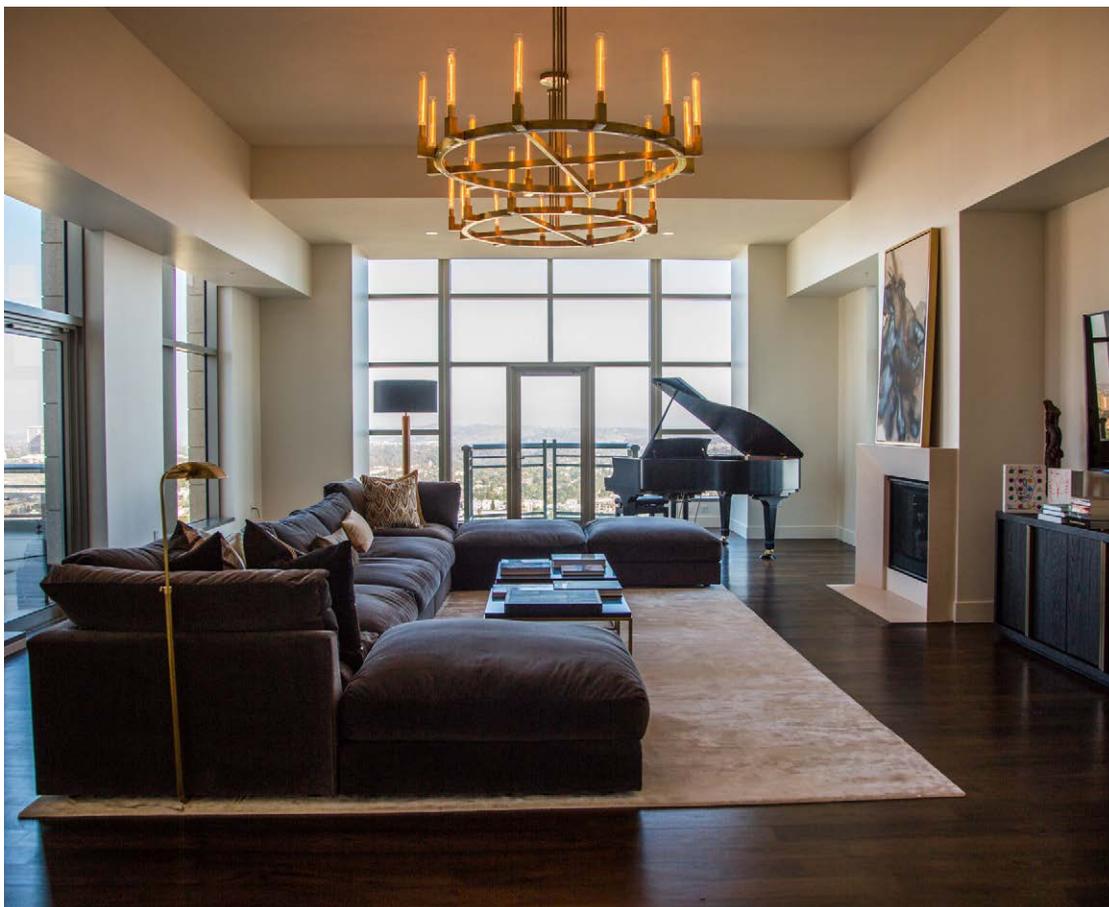
photos courtesy of David Tamburo



Rad Penthouse Sells

The last remaining penthouse in The Carlyle at 10776 Wilshire Boulevard has been sold by Tinder Co-Founder and CEO Sean Rad for \$7.75 million. The swank penthouse features more than 5,000 square feet of living space on the 23rd floor, complete with soaring environs; floor-to-ceiling windows; and numerous balconies and terraces from which to view the panoramic mountain and city scenery. Among the highlights: three bedrooms (including a luxe oversized master suite with dual baths); formal living and dining rooms; a study; and chef's kitchen finished with custom-designed teak Poggenpohl cabinetry. The new owner also has access to the building's amenities package, which includes 24-hour, white-glove concierge service; a fully equipped fitness center designed by Sports Club/LA; and a climate-controlled wine cellar with private lockers. "The Carlyle penthouse truly is a one-of-a-kind luxury," says The Agency's Brendan Fitzpatrick, who served as the listing agent, with James Rucker of Sotheby's International Realty representing the buyer. "The penthouse is, without a doubt, one of my most iconic sales to date."

photos courtesy of Jim Bartsch Photography/The Agency



Attention 24 Fans!

The mid-century modern home that served as the fictional residence of Jack Bauer on the FOX television series is now on the market for \$3.999 million. Designed in 1939 by noted architect J.R. Davidson, the mid-century modern home is otherwise known as the Berkson Residence and can be found at 4620 Rubio Drive in Encino. The single-story, five-bedroom property features almost 6,000 square feet of updated living space that blends modern elements with the architect's original signature warmth and livability, including seamless indoor-outdoor living spaces that flow from open interiors to multiple outdoor entertaining areas and lush private grounds featuring hand-selected trees, plants and fountains. "It is such a unique, special and truly one-of-a-kind architectural style that you just can't find on the market," says listing agent Alan Taylor of John Aaroe Group. "It was designed by an architect who participated in *Arts & Architecture's* Case Study House Program. It has fabulous entertaining spaces, both inside and out, and has truly remarkable indoor-outdoor flow."

photos courtesy of James Moss



Exiting the Tree Section

While one pro athlete recently purchased a new residence in the Manhattan Beach Tree Section, yet another has placed his on the market in the much sought-after neighborhood. Former New York Knicks basketballer Lou Amundson is selling his mid-century modern home at 2417 Oak Avenue for \$2.155 million, with Jenny Morant of Coldwell Banker Residential Brokerage serving as the listing agent. Situated on a rare corner lot, the three-bedroom, two-story home was built in 1981 and features 2,536 square feet of Zen-like living space. Among the highlights: a wooden Balinese-style bridge walkway, towering wood-beam ceilings and rows of sliding glass doors leading to several outdoor spaces.

photos courtesy of Coldwell Banker Residential Brokerage

Quick Scores Manhattan Beach Property

LA Kings goalie Jonathan Quick has purchased a ranch-style home on a sizeable lot in the Manhattan Beach Tree Section. Originally priced at \$2.95 million, the property was co-listed by Vicki Goorchenko and Jim Van Zanten, both of Vista Sotheby's International Realty. Found at 2311 Laurel Avenue, in the exclusive Martyrs neighborhood, the home was built in 1947 and offers 1,621 square feet of one-level living space including four bedrooms and two baths. Perhaps the biggest draw of the home, however, is its massive irregular-shaped lot (including 79 feet of street frontage on one side and 120 feet on the other), which allows the new owner to come in and build a grand custom home. "The lot has unique dimensions, which affords an architect the ability to be creative with his design," says Goorchenko. "It is one of the larger lots in the Martyrs section and very private, with neighbors just on one side and in the back. It also is on a small rise, which could give some ocean views from a second story."

photos courtesy of Vista Sotheby's International Realty

