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REPRESENTED BY ARIEL PALMIERI & KAREN STEIN, COLDWELL BANKER - SEE PAGE 13
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Exceptional Real Estate from the Beaches to the Hillside

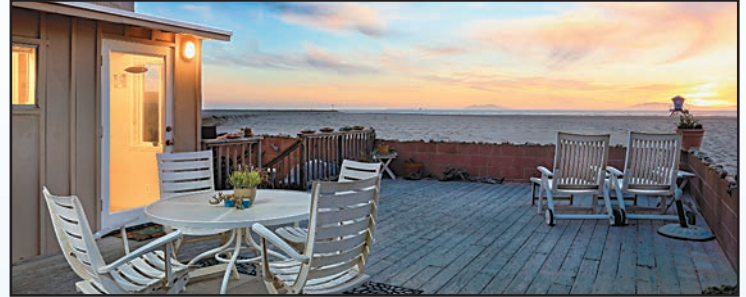
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IN ESCROW

OCEANFRONT MID-HOLLYWOOD BEACH

3657 Ocean Drive, Hollywood Beach – 3BR + 3BA with forever views of the ocean & Channel Islands. Second floor has views from living, dining & kitchen, along with a fireplace for cool coastal evenings. Oceanfront deck off the dining area, beach patio & private gated entry. *Listed for \$2,475,000*



COTTAGE ON THE SAND

3561 Ocean Drive, Hollywood Beach – 1920s beach cottage with 2BR + 2BR and superb views. Oceanfront location with permanent beach access - not a buildable lot - to the North, for maximum views and privacy too! Awesome large beachfront deck. *Listed for \$2,175,000*



FABULOUS OCEAN VIEW

4161 Sunset Lane, Hollywood Beach – Enjoy sunsets from this 3-story beach house nestled between the ocean & Channel Islands Harbor. 3BR + 4BA with option of using downstairs as guest quarters. 3rd floor has ocean & island views from the interior loft & exterior deck. *Listed for \$1,175,000*



CHARMING VENTURA HOME

86 San Roque Avenue, Ventura – This midtown Ventura home has 3BRs + 2BAs in the main residence plus a guest quarters with its own bathroom with a separate entrance upstairs. Sweet ocean viewing deck and a spacious, private, lushly landscaped yard. *Listed for \$679,000*



SPACIOUS AND IMMACULATE

1710 Evangeline Place, North Oxnard – This 3BR + 2BA, 1,800+ sq.ft. home is well-maintained with exceptional attention to detail. Private gated patio courtyard, fireplaces in living and family rooms, remodeled, expanded kitchen with skylight and vaulted ceiling. *Listed for \$539,000*



RIVERPARK BEAUTY

305 Danvers River Street, RiverPark – Best location in RiverPark with park view. Move-in ready 3BR + 2.5BA townhome with new flooring, paint and upgrades. Gorgeous kitchen with island. Private patio, 2-car garage and master balcony with private loft. *Listed for \$399,000*

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Cover Home



STUNNING DESIGNARC, AIA, BEACHFRONT CONTEMPORARY

1511 Mandalay Beach Road, Mandalay Shores – This American Institute of Architects award-winning custom home situated on a large private lot on a deep sandy beach at Mandalay Shores has it all. High ceilings, huge windows, skylights and an open floor plan create a bright lovely, warm modern home with dramatic ocean and island views from most rooms. Perfect for entertaining with multiple decks, balconies and garden areas. There are Italian marble fireplaces in the living room and master suite. There are three bedrooms and three bathrooms in the main residence, plus an attached one bedroom, one bath guest house with a separate entrance. In 1990, the home was conceptualized by DesignARC, a renowned firm specializing in residential and commercial custom projects. The spacious modern home was extensively remodeled with permits in 2015-2016 with new Italian cabinetry and top of the line Miele, Gaggenau and Thermador appliances. Dornbracht fixtures, custom-milled solid white oak flooring, large format porcelain tile, floor to ceiling glass tile in the bathrooms, natural quartzite countertops and an ocean view Kohler infinity tub are only some of the new features. Located on the Southern end of Mandalay Shores, there is ample parking, room between neighboring homes, opportunity to walk on the wide sandy beaches of Mandalay Shores and Hollywood Beach, bike, or enjoy the farmers market, dining and leisure offerings in the nearby Channel Islands Marina.

Listed for \$3,695,000

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