

PR **Pritchett-Rapf**
Realtors
It's different here.

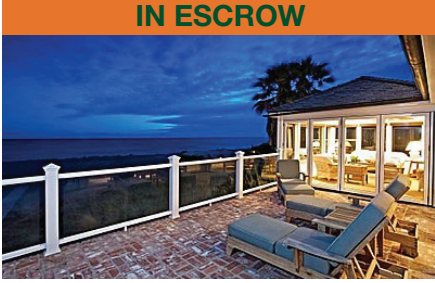
Offices in Malibu and Topanga
Malibu: 310.456.6771
Trancas: 310.457.2400
Topanga: 310.455.4363

MALIBU HOMES



FRANK GEHRY BROAD BEACH ESTATE
Malibu: Architectural connoisseur's dream. This dramatic masterpiece sits on just over 1 acre with an unprecedented 160' of beachfront. Full-sized lighted tennis court & lap pool, over 11,000 sf. Fabulous outdoor entertaining with spa, fpic & adj sep kitchen.

\$57,500,000
Jack Pritchett & John Cosentino 310.456.6771



BROAD BEACH CAPE COD ESTATE
Malibu: Classic Gerard Colcord designed home, apx 100' of beach on 3 lots. Private, outdoor living at the gazebo, fpic, music, tv & spa with waterfalls. Adj gst hse, office/gym. Country kitchen with fpic, copper sink, breakfast/dining area opens to outdoor patio. TrancasBeachHouse.com

\$19,995,000
Jack Pritchett & Jim Rapf 310.456.6771



UPPER BROAD BEACH
Malibu: Phenomenal Cape Cod behind gates, on 35' of beach. 3 levels of perfection, walls of glass and Pacific Ocean views. Master on the water, pvt deck. Open great room, beachfront deck. Lg gourmet ktchn. Lower fam rm & gst suite with deck & spa. Can be sold furnished. 31508VictoriaPoint.com

\$10,400,000
Jeff Chertow 310.456.6771



VICTORIA POINT BEACHFRONT
Malibu: Charming 4+4.5 on 47' of sandy Broad Beach with- in a private gated street. Large living areas open to great deck space over beach. Spacious master with fireplace & incredible coastline views. 3 other bdrms upstairs & one with own entrance/bath/ kitchenette/living area down.

\$9,950,000
Jack Pritchett/Gayle Pritchett 310.456.6771



POINT DUME COMPOUND
Malibu: At the End of Grayfox, next to Little Dume Beach Gates lies this charming, sun-filled home on a sprawling 1.2 acre compound with ocean view, 4+3 main house, large 2+2 gst hse. Hardwd flrs, beam ceilings massive bay window looking to lawn & ocean.

\$8,995,000
Matt Rapf 310.456.6771



MALIBU SANITY WINES VINEYARD ESTATE
Malibu: Dramatic 6+8 contemp on apx 3.36 acs with unobstructed 360° views of Pacific Ocean, Pt. Dume, surrounding mtns & Escondido Falls. Soaring ceilings & walls of glass open to oversized outdoor entertaining area with lawns, pool, spa. Private vineyard, steps to hiking trails and so much more. 5825MurphyWay.com

\$5,950,000
Jeff Chertow & Vicki Helman 310.456.6771



POINT DUME CRAFTSMAN
Malibu: Malibu: Immaculate 5+4 main hse plus pvt 1+1 gst hse, on a lush 1+ ac. Redone in 2002, this pristine residence exudes warmth, charm & understated elegance. Spacious grounds incl pool and tennis court. Gourmet kitchen, dining rm, living & family rm & lg windows framing the yards. www.6622Portthead.com

\$5,300,000
Matt Rapf 310.456.6771



BONSALL CANYON
Malibu: One of Malibu's most usable parcels in a prestigious estate area. 6 acs of flat to rolling land with a seasonal stream. Knoll-top pad with ocn & mtn vus for a potential major estate site. Exotic fruit trees, gardens, avocado orchard. Remodeled 2+2 ranch home with large decks is the ideal retreat for the "gentleman rancher/farmer" or the serious equestrian.

\$4,900,000
Jim Rapf/Brian Rapf 310.456.6771



MALIBU EQUESTRIAN ESTATE
Malibu: Seven acres in one of Malibu's best neighborhoods. Remodeled 4+4 Craftsman Lodge and guesthouse. Great horse facilities featuring 6-stall barn, arena, pastures & nearby trails. 5924BonsallDrive.com

\$4,500,000
Anne Kiblinger 310.456.6771



LAS TUNAS BEACHFRONT
Malibu: Beautiful contemporary home on Las Tunas Beach. This 3-level home has 4 bdrms, 4 baths, including a private oceanfront owner's suite with fireplace, spacious bath w/spa tub & large deck. The 4th bdrm is a studio w/kitchen, bath & private exterior entrance. 19216PCH.com

\$4,200,000
Matt Ogden/Gayle Pritchett 310.456.6771



OCEAN, MOUNTAIN & CANYON VIEWS
Malibu: Newer contemporary 2+2-1/2 home. Open floor plan & incredible ocean views. Family room, office, outdoor BBQ/entertaining area. Very private pool and spa. Gated and on 1.2 usable, beautifully landscaped acres. Deeded La Costa Beach & Tennis Club rights. 3286SumacRidge.com

\$3,395,000
Jim Rapf & Jack Pritchett 310.456.6771



IN THE HEART OF BROAD BEACH
Malibu: Steps away from deeded path to the beach. 4 lg bdrms+3.5 baths, hi ceilings, skylites, hrwd floors thruout. Gorgeous ktchn. Extra large master suite with patio. Detached bonus rm for gym or office, & a wine tasting rm. 31844SeafielDrive.com

\$3,375,000
Jim Rapf, Chris Frost, Brian Rapf 310.456.6771



MALIBU COUNTRY ESTATES
Malibu: Beautifully appointed 3 bdrm, 2.5 bath, Spanish-style, 1-story home with some ocean views. Serene and private back yard with pool, spa, BBQ area, extensive decks and gardens. 24543VantagePoint.com

\$2,495,000
Gayle Pritchett 310.456.6771



SERENITY BY THE SEA
Malibu: A magical oasis tucked in the trees, this beautiful home has breathtaking & panoramic whitewater ocean views. Charming 3+3 main house, plus 1+2 pool house & detached office with bath. Lovely pool, brick courtyard & expansive ocean & sunset view decks.

\$2,375,000
Matt Rapf 310.456.6771



POINT DUME CLUB CONTEMPORARY
Malibu: Malibu: 2+2 home with ocean & mountain views. Light & bright, modern/open layout, skylites & windows. Cement & tile flrs throughout, granite countertops in kitch. Nicely landscaped yard & deck, pvt spa tub overlooking Zuma Beach.

\$1,195,000
Jack Pritchett & Kate Pritchett 310.456.6771



TIVOLI COVE ON THE SAND!
Malibu: Amazing 1+1 condo in a resort-like complex. Wood & stone flooring, granite countertops, Viking range, stainless appliances, sound system. Unobstructed ocean and Santa Monica Bay views. Enclosed 2-car garage.

\$940,000
Steve Levin 310.456.6771



PANORAMIC OCEAN VIEWS
Malibu: Gorgeous home in Point Dume Club Mobile Home Park. Ocean, whitewater, coastline views. Indoor & outdoor entertaining areas. Private cul-de-sac location. Upgraded 3 bdrm + 2 ba home, beautiful inside and out.

\$839,000
Lisa Laughlin 310.456.6771



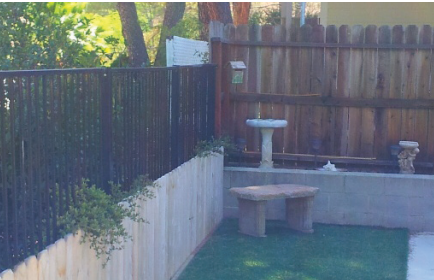
LOS FELIZ ITALIANATE
Los Angeles: This 4 bd + 4 ba home has a dramatic blend of Old and New Hollywood, with expansive grounds, pool, elegant balconies with great downtown views. Traditional floor plan with two master suites, and 4 fireplaces. A must see!

\$2,295,000
Sherrie Rose 310.456.6771



SEMINOLE SPRINGS MOBILE HOME PARK
Agoura Hills: Newer, custom 4+3 with 1,978 sf. Lg ktchn w/island opens to LR with FP, fam rm, lg deck w/views. Move in ready offering many features. Resident owned, family park in the SM Mtns, with its own private lake, clubhse, pool, & fantastic outdoor spa & bbq.

\$335,000
Chandra LaBerge 310.456.6771



SEMINOLE SPRINGS MOBILE HOME PARK
Agoura Hills: Beautifully upgraded throughout. 2+2 with views. Resident-owned park with pool, spa, playground, private lake, rec hall, and more. Hiking trails nearby

\$242,000
Chandra LaBerge 310.456.6771



FRENCH COUNTRY VILLA
Malibu: Gorgeous beachfront cottage! 2 bd+ofc+2.5 ba. Luxurious decorator designed and furnished. Private, charming get-away. Light filled rooms, amazing whitewater views, wonderful outdoor areas for entertaining.

\$65,000 mo
Jeff Chertow & Vicki Helman 310.456.6771



MALIBU ROAD RENTAL
Malibu: Gorgeous beachfront cottage! 2 bd+ofc+2.5 ba. Luxurious decorator designed and furnished. Private, charming get-away. Light filled rooms, amazing whitewater views, wonderful outdoor areas for entertaining.

\$20,000 mo/summer
Isabel Miller 310.456.6771



HEAVEN ON THE BEACH
Malibu: Charming 2-sty remodeled oceanfront 3+4 home with stunning coastline vus 50' of sand. Completely renovated & furnished. Expansive decks, gourmet ktchn, wonderful natural light, open floor plan, master w/fp.

\$17,500 mo/Avail March 1st
Shelly Yrigoyen/Isabel Miller 310.456.6771



PRIVATE PARADISE
Malibu: Serene and alluring, private mountain paradise with gorgeous pool and spa. 6 bd+5 ba, large modern kitchen, full marble master bath. Motor court parking for 10 cars!

\$14,000 mo/year
John Cosentino or Marco Cosentino 310.456.6771



CARBON BEACH UPGRADED UNIT
Malibu: Spacious 2+2 unit in the heart of Malibu. Secured oceanfront building. Ocean views, open kitchen with granite counters, dishwasher, refrig, and fireplace. Laundry available.

\$6,150 mo/unfurn; or \$6,950 mo/furnished
Shelly Yrigoyen 310.456.6771



BROAD BEACH BUILDING OPPORTUNITY
Malibu: 120' of beach on over 1 acre. Plans & active bldg permit for 10,000+sf compound with 8 bd+9-1/2 ba, pool/spa, paddle tennis ct, theatre, ofc. Extensive patios, decks, balconies. Romantic master suite. A unique opportunity! BroadBeachLots.com

\$29,500,000
Jack Pritchett 310.456.677



ONE OF THE LAST LARGE PARCELS ON ANY MALIBU BEACH
Malibu: Apx 1± acre, 180'± of beach. Low bluff, lg flat building pad. Adj to State Park guaranteeing "forever views" to east. 5 mins to Trancas Country Market, restaurants, shops & grocery. Hiking nearby. MalibuBeachAcre.com

\$5,900,000
Jack Pritchett 310.456.6771



VICTORIA POINT
Two of the last ocean side bluff parcels in Malibu. Through private gate, sewer connection, geology, soils, topo. Plans submitted to Planning Dept for 2 homes by well-known Malibu architect, Lester Tobias AIA. Sweeping ocean views.

\$2,750,000 each lot; or both for \$5,000,000
Jack Pritchett 310.456.6771



MALIBU PARK OCEAN VIEW LOT
Malibu: Gently sloping 1.9 acre parcel with ocean & mountain views. Plans, surveys, repts available & CDP for 4,046 sf home with 75' pool, 729 sf atchd garage & 872 sf gst hse. Water meter in. Great horse property.

\$2,199,000
Kate Pritchett & Jack Pritchett 310.456.6771



BONEY RIDGE & OCEAN VIEWS!
Malibu: Land: 3.49 acres offering extraordinary mountain, Boney Ridge and ocean views. Plans for stunning 3,430 sf home with garage and pool, plus studio. Has a well in!

\$370,000
Chris Frost 310.456.6771