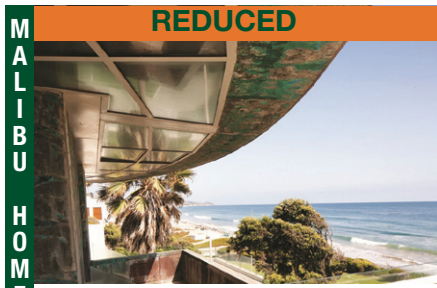


PR Pritchett-Rapf Realtors It's different here.

Offices in Malibu and Topanga
Colony 310.456.6771
Trancas 310.457.2400
Topanga 310.455.4363



REDUCED

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, fplc & adj sep kitchen.

\$49,750,000
Jack Pritchett & John Cosentino 310.456.6771



BLUFF TOP VILLA
Malibu: Incredible 1.26 ac bluff top estate with stairs to Malibu Road. Panoramic ocean view, impeccable 5+6 Villa. Master opens to cabana w/fp. Dramatic outdoor entertaining area, pool, spa, fplc, bbq, dining, view deck & grassy yard. Recording studio, sep gst rm, full gym & sports court. BluffTopMalibuVilla.com

\$24,950,000
Gayle Pritchett 310.456.6771



BROAD BEACH CAPE COD
Malibu: Impeccable home, perfect for entertaining. Main hse w/ open living space & amazing whitewater views flowing to outdoor living area. Media room. Mstr with his/hers bthrms, private deck. Sep 2-sty gsthse w/3 bds & 3 bas. Each level with its own deck/patio. Beautiful landscaping, large grassy area.

\$13,500,000
Shelly Yrigoyen & Jack Pritchett 310.456.6771



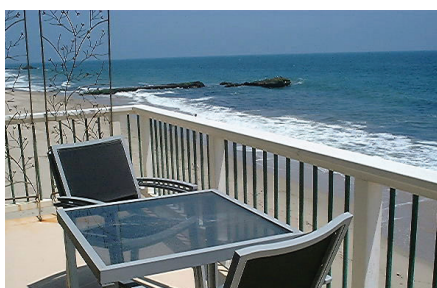
VICTORIA POINT BEACHFRONT
Malibu: Charming 4+4.5 on 47' of sandy Broad Beach within a private gated street. Large living areas open to great deck space over beach. Spacious master with fireplace & incredible coastline views. 3 other bdrms upstairs & one with own entrance/bath/kitchenette/living area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

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



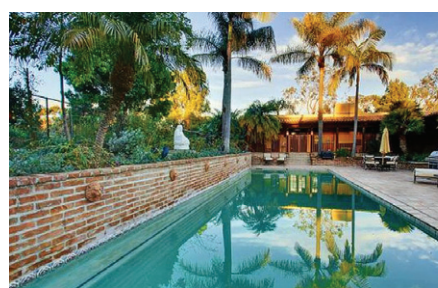
MALIBU ROAD CONTEMPORARY
Malibu: Gorgeous 3+4.5 with master suite on the entire 2nd flr w/fplc & pvt deck. 1st floor entryway to ktchn & open living room w/fplc, floor to ceiling windows opening to large deck perfect for entertaining & relaxing. Stairs to beach. Also for lease \$40,000 mo/summer. 24818MalibuRoad.com

\$7,900,000
Jim Rapf & Brian Rapf 310.456.6771



MALIBU ROAD APARTMENT BUILDING
Malibu: Rare Opportunity! 4-unit Beachfront Apartment building on 50 feet of prime Malibu Road. Two 2-bed+1.5 bath oceanfront units, and two ocean view 1 bed+1 bath units above the 4-car garage.

\$6,850,000
Isabel Miller 310.456.6771



POINT DUME ITALIAN VILLA
Malibu: Elegant, sprawling, private 6bd+5.5ba compound, redesigned with finest finishes. Light, Open indr/outdr flow. Tropical landscaping, lg pool & tennis court. Gorgeous ktchn, theatre/media rm, detached 2+1 gst hse, & atchd lower 1+1 apt. Includes Coveted Little Dume beach rights.

\$6,395,000
Jim Rapf & Matt Rapf 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.6622Portshead.com

\$5,300,000
Matt Rapf 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

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



ROMANTIC RAMIREZ CANYON ESTATE
Malibu: Behind gates, on an apx 2 ac corner lot. Lush landscaping, 4 bd + 4 ba creek-side dream home. Extensively remodeled in & out to perfection. Pool, waterfall spa, manicured trails to fruit, citrus & avocado orchard.

\$3,895,000
Paul Woodman 310.456.6771



MALIBU COUNTRY ESTATES CONTEMPORARY
Malibu: Malibu: First time on the market, recent & beautiful remodel. 3+5, fabulous ocean views, vaulted ceilings, open ocean vu living rm w/FP, ocn vu dining, lg chef's kitchen opens to den w/FP, media/atrium rm. Master w/FP opening to poolside patio & 2 gst suites. Pool, spa, steam rm. 3602ForestGate.com

\$3,650,000
Gayle Pritchett 310.456.6771



POINT DUME
Malibu: Contemporary Mediterranean Estate on Point Dume with an open floor plan & large flowing rooms makes this home an entertainer's delight. 5 bds + 3 baths, walnut floors, hand painted Italian tile, 3 fireplaces. Private backyard, pool and spa with ultimate BBQ area and pizza oven.

\$3,395,000
Rob Abbey & Vicki Salsberg 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



RAMBLA VISTA CONTEMPORARY
Malibu: Gorgeous 3+3.5 home with spectacular whitewater views. Designed with an observatory that opens to the sky, wraparound decks & outdoor Malibu living. La Costa Beach club rights. Truly a must see home!

\$2,550,000
Jesse Campbell & Elizabeth Campbell 310.456.6771



LA COSTA BEACH CONDO
Malibu: Charming 2+2.5 condo in private, gated 11-unit complex on sandy beach. Recently remodeled, large decks over the sand. Upstairs master suite, and en suite guest bedroom. Downstairs is kitchen, open dining area, LR w/fp, powder rm & lg balcony.

\$2,500,000 Also available for lease \$9,000/mo long term; \$15,000 mo/summer
Brian Rapf & Jim Rapf 310.456.6771



MALIBU 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

\$2,270,000
Gayle Pritchett 310.456.6771



OCEAN VIEW MEDITERRANEAN
Malibu: Beautiful 4+3.5, on a private cul-de-sac across from Point Dume with ocean & city lights views. Opening dining/living area, high ceilings, spacious family rm, all opening to large deck with steps down to a flat, grassy yard and fruit trees.

\$2,175,000
Matt Ogden & Gayle Pritchett 310.456.6771



PARADISE IN MALIBU WEST
Malibu: Coveted Atrium-style 4+2 home, open flr plan, vaulted open-beam ceilings, bamboo flrs. Chef's ktchn. Tropical landscaping, expansive outdoor living spaces with fplc & outdoor seating. Flat yard, perfect for kids to play. Enjoy the new Trancas Country Market, restaurants, Malibu West Beach Club & tennis court..

\$1,950,000
Shelly Yrigoyen & Tyler Hinderer 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 ktchn. Nicely landscaped yard & deck, pvt spa tub overlooking Zuma Beach.

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



OCEAN VIEW ARCHITECTURAL!
Malibu: Ideally situated, loft-like 4+4 home with some of the best ocean/sunset views in Malibu. 4th bdrm, with private entrance, is self-contained suite with kitchenette. A privacy lover's dream, it is the last home in a private street.

\$1,195,000
John Cosentino/Marco Cosentino 310.456.6771



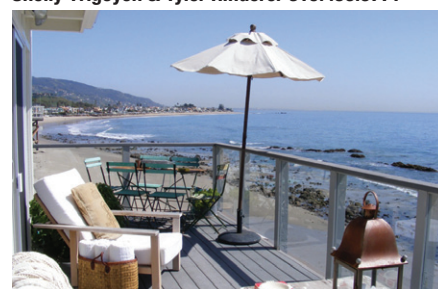
MALIBU COLONY ON THE BEACH
Malibu: Beautifully designed 3+3 cottage. 40' dry-beach frontage, floor-to-ceiling forever ocean views from Pt. Dume to Santa Monica. Chef's ktchn, 2 fps, gorgeous palm tree-filled courtyard. 4 bed+4 bath. Amazing, large mstr w/private deck, spa tub/steam shower. Incredible cinema room.

\$125,000/mo/Aug & Sept; \$55,000 mo/long term. Avail Aug 1st.
Paul Woodman 310.456.6771



LA COSTA BEACH HOUSE
Malibu: Malibu: Fabulous design, pristine condition. 40' dry-beach frontage, floor-to-ceiling forever ocean views from Pt. Dume to Santa Monica. Chef's ktchn, 2 fps, gorgeous palm tree-filled courtyard. 4 bed+4 bath. Amazing, large mstr w/private deck, spa tub/steam shower. Incredible cinema room.

\$45,000 mo/summer; \$35,000 mo/off season.
Chandra LaBerge 310.456.6771



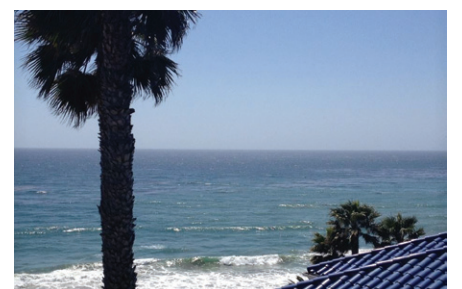
MALIBU ROAD RENTAL
Malibu: Gorgeous beachfront cottage! 2 bd+ofc+2.5 ba. Luxurious decorator designed and furnished. Private, charming get-away. Light filled rooms, amazing whitewater views, wonderful outdoor areas for entertaining.

\$20,000 mo/summer
Isabel Miller 310.456.6771



SANCTUARY IN CORRAL CANYON
Malibu: Wake up to beautiful mountain/ocean views and cozy up to the bedroom fireplace in the winter! 3+2, unobstructed ocean view & mountain view balconies. New hardwood floors, two 1-car garages, one with A/C can be studio.

\$4,900 mo/yearly
Kate Pritchett-Skene 310.456.6771



MALIBU BAY CLUB BUNGALOW
Malibu: Escape to your own oasis! Enjoy the serenity of surf, sand and sea. Take a swim in the pool, relax with your favorite book, or escape for a sunset walk on the beach. Open floor plan, 2+2, wonderful ocean views. Large deck perfect for entertaining.

\$4,000 mo/yr
Shelly Yrigoyen 310.456.6771



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



INCREDIBLE OCEAN VIEW BUILDING SITE
Malibu: Approx. 2.1 acres, with ocean, mountain & city light views. Unbelievable sunsets. Graded road, flat bldg pad. Exp'd Coastal permit for 6,000 sf home, 750 sf gst hse, pool & garden bldg. Extensive geo & soils repts. La Costa Beach Club & Tennis membership avail.

\$2,595,000
Jack Pritchett & Kate Pritchett-Skene 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-Skene & Jack Pritchett 310.456.6771



WEST MALIBU/PCH ESTATE SITE
Malibu: Build your dream home. Several flat bldg pads perched high on a tiered blufftop, existing driveway, on apx 2.4 acs. Submitted plans/paid fees/applied for Coastal Permit for 7,500 sf main hse, 600 sf gst/pool hse, pool, 457 sf 4-car gar. Huge ocean views. Ready for quick sale, jump in and take over!

\$1,195,000
Paul Woodman 310.456.6771