



Go Figure

100

The percentage of homes Leonardo DiCaprio owns on his street in the Birds. Although many residents of the area are famous (Tobey Maguire, Halle Berry), the setting is welcoming. “There’s just a different vibe up there,” Realtor David Kean explains. “Most can afford to live anywhere but choose the Birds for a true neighborhood feel.”



**BIRDS-EYE**  
The unrivaled city view at 9353 Nightingale Drive, currently listed for \$12,900,000 by Cory Sheldon



**HILLTOP HIDEAWAY.**  
9220 Kinglet Drive is on the market for \$1,495,000 with Realtor Nils Rudovics

## THE GOOD LIFE

WITH THE MARKET CONTINUING TO REBOUND, L.A. REAL ESTATE IS HOTTER THAN EVER. FROM THE BIRD STREETS TO MALIBU TO THE SUBSET STRIP, PICK YOUR PLOT OF PARADISE.

By Marissa Gluck and Maile Pingel

➔ **THE VIEW FROM UP HERE** Was the area really a bird sanctuary a century ago, or did a developer simply understand the power of branding? We’ll never know. What we do know is this: Homes on the avian-named streets winding above Sunset between Hillcrest and Rising Glen often sell before they ever hit the MLS. Why? “The Bird streets offer cutting-edge architecture and breathtaking views only moments from the Sunset Strip and Beverly Hills. It is luxurious living for the young and wealthy, parallel to the movement of young wealth in Manhattan to Soho, Tribeca and the West Village,” explains Realtor Bennett Carr, adding that the appeal isn’t just local—many new buyers are second-home seekers from other parts of the world. “There’s a demand for large lots, privacy and security,” he continues, and the Birds have it. “The top streets cross a ridge that extends across parts of Oriole, Thrasher and Tanager. I call it the Carbon Beach of the Hills.” L.A.’s most fortunate call it home.

### ➔ Selling Points

View (the more expansive, the better), size, privacy, architectural desirability and a home’s history are among the factors adding value to nesting in the Birds—a place where, explains Kean, one street can claim a \$5 million abode with a \$20 million neighbor. Restrictions protect views, too, so the likelihood of a monstrosity popping up next door is slim. “The most astute developers know that McMansions are not sought after by the most affluent buyers,” Carr adds. “The few exceptions have sold for far less per square foot than the architectural properties.”