

# \$1,399,999 - 3422 Knoll Drive, Los Angeles

MLS® #225003217

**\$1,399,999**

3 Bedroom, 2.00 Bathroom, 1,593 sqft

Residential on 0 Acres

N/A, Los Angeles,

Nestled in the lush hills above the city, this private 3-bedroom, 2-bathroom home offers over 1,500 sq ft of charm, character, and endless potential. With vaulted ceilings, beautiful hardwood floors, exposed wood beams, and a classic fireplace anchoring the open-concept living space, the home exudes warmth and timeless appeal. This inviting retreat is perfect for someone ready to make it their own. Whether you're looking to preserve its original charm or bring a modern vision to life, this home is the ideal canvas. The spacious layout, generous living areas, and two-car garage--complete with an EV charger--offer both function and flexibility. Tucked into a quiet and exclusive pocket of the Hollywood Hills, this home is surrounded by mature greenery and offers exceptional privacy. Located within close distance to Lake Hollywood and scenic hiking trails, and just a short drive from major studios like Warner Bros and NBC, and Universal, the location combines peaceful hillside living with city convenience. This is a rare opportunity to create your dream space in one of LA's most iconic neighborhoods.



Built in 1953

## Essential Information

MLS® # 225003217

Price \$1,399,999

|                |                              |
|----------------|------------------------------|
| Bedrooms       | 3                            |
| Bathrooms      | 2.00                         |
| Full Baths     | 2                            |
| Square Footage | 1,593                        |
| Acres          | 0.14                         |
| Year Built     | 1953                         |
| Type           | Residential                  |
| Sub-Type       | Single Family Residence      |
| Status         | Closed                       |
| Listing Agent  | Jissel Parker                |
| Listing Office | eXp Realty of California Inc |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 3422 Knoll Drive           |
| Area        | C30 - Hollywood Hills East |
| Subdivision | N/A                        |
| City        | Los Angeles                |
| County      | Los Angeles                |
| Zip Code    | 90068                      |

## Amenities

|                |  |
|----------------|--|
| Parking Spaces | 2  |
| # of Garages   | 2  |
| Security       | Carbon Monoxide Detector(s), Smoke Detector(s) |

## Exterior

|                 |                     |
|-----------------|---------------------|
| Lot Description | Landscaped          |
| Windows         | Double Pane Windows |
| Roof            | Asphalt             |
| Foundation      | Raised              |

## Interior

|              |                      |
|--------------|----------------------|
| Appliances   | Dishwasher, Disposal |
| Heating      | Central              |
| Fireplace    | Yes                  |
| Fireplaces   | Living Room          |
| # of Stories | 2                    |
| Stories      | Two                  |

## Additional Information

|                 |                 |
|-----------------|-----------------|
| Date Listed     | June 25th, 2025 |
| Days on Market  | 35              |
| Zoning          | LAR1            |
| Short Sale      | N               |
| RE / Bank Owned | N               |

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