

# **\$2,495,000 - 3108 Nichols Canyon Road, Los Angeles**

MLS® #24457793

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**\$2,495,000**

3 Bedroom, 2.00 Bathroom, 2,332 sqft  
Residential on 0 Acres

N/A, Los Angeles,

Not sited on busy Nichols Canyon, this single-story residence is located in the ultra-serene and highly sought after Nichols Colony, a bastion of pedigreed mid-century Modern homes conceived by famed architects like Ed Fickett, Buff & Hensman, and Richard Dorman. The main living areas are generously sized and all spill outside. The rear yard is very private and decorated by mature landscaping. Several outdoor dining and lounge areas, a flat grassy pad, and an abundantly-sized pool merge to become the perfect venue to entertain a large gathering of friends. The kitchen is fully equipped with ample storage and countertop spaces, two-sinks, stainless appliances, center island, and built-in banquette seating. The den can function as a formal dining area or TV room. The primary suite is adorned with a walk-in closet with built-ins, dual-vanity and soaking tub. Other amenities include a dedicated laundry/mud room, two-car garage, wide streets, sidewalks, and buried power lines. Many revered writers, directors and actors have chosen to call the Colony home, as its setting in nature make it the ideal place to live and create without interruption. Moments to Mulholland, which provides fast and easy access to the Studios, 101 Freeway, Ventura Blvd, Beverly Hills, and beyond.

Built in 1960

## **Essential Information**



MLS® #	24457793
Price	\$2,495,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,332
Acres	0.18
Year Built	1960
Type	Residential
Sub-Type	Single Family Residence
Style	Mid-Century Modern
Status	Closed
Listing Agent	Ben Belack
Listing Office	The Agency

### Community Information

Address	3108 Nichols Canyon Road
Area	C03 - Sunset Strip - Hollywood Hills West
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90046

### Amenities

Parking Spaces	2
Parking	Garage, Door-Multi
Garages	Garage, Door-Multi
View	Pool
Has Pool	Yes
Pool	In Ground

### Interior

Interior	Tile, Wood
Interior Features	Walk-In Closet(s)
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

**Additional Information**

Date Listed	November 8th, 2024
Days on Market	46
Zoning	LARE15
Short Sale	N
RE / Bank Owned	N

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