

\$1,699,000 - 3318 Troy Drive, Los Angeles

MLS® #24460795

\$1,699,000

3 Bedroom, 3.00 Bathroom, 2,285 sqft

Residential on 0 Acres

N/A, Los Angeles,

Major price improvement and ready to sell in the New Year! Presenting a tranquil, modern retreat nestled amidst lush greenery, offering a variety of terraces, patios, grassy lawns, and inviting outdoor spaces, perfect for a peaceful lifestyle that embraces the beauty of nature.

From nearly every room, vistas of leafy treetops, vivid bougainvillea, and California hillside contribute to a sense of peace and calm. Through a steel privacy gate and past tufts of bamboo, enter to discover rich wood floors in the light-filled foyer. Nearby, a spacious living room is centered by a decorative fireplace and large picture window framing verdant treetops and serene hills beyond. The kitchen is appointed with plentiful stone counter space, stainless-steel appliances including wine refrigerator, and a breakfast bar nook. An adjacent dining room is perfect for hosting guests, and there is also a delightful sun room for study, reading, yoga, and all-around rejuvenation. The primary bedroom offers beautiful vistas plus built-in makeup desk with dressing room lighting, and the en-suite bathroom is updated with a floating dual-sink vanity and an oversized double-head shower. Other bedrooms and bathrooms contribute to the home's overall charm and character. There is also an office/bonus room and side-by-side laundry. Outside, bask in the warm sunlight, entertain friends and family, dine al-fresco, or tend to organic vegetable gardens. The lower tiered grassy play space can even be used as a dog



run. This ideal Hollywood Hills East location is close to Universal City, major studios, and the 101 Freeway for quick access to DTLA and all the Westside offers. Welcome!

Built in 1940

Essential Information

MLS® #	24460795
Price	\$1,699,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,285
Acres	0.10
Year Built	1940
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Sally Forster Jones
Listing Office	Compass

Community Information

Address	3318 Troy Drive
Area	C30 - Hollywood Hills East
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90068

Amenities

Parking Spaces	2
Parking	Door-Multi, Garage
Garages	Door-Multi, Garage
View	Canyon
Pool	None

Interior

Interior	Wood
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Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Decorative
# of Stories	2
Stories	One

Additional Information

Date Listed	November 7th, 2024
Days on Market	74
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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