

\$1,699,000 - 8631 Crescent Drive, Los Angeles

MLS® #24464435

\$1,699,000

3 Bedroom, 3.00 Bathroom, 1,628 sqft
Residential on 0 Acres

Laurel Canyon, Los Angeles,

Come find peace and quiet in legendary Laurel Canyon. Worlds away yet in the heart of the city, this view home was completely renovated in 2020. Imagine sipping your morning coffee in a sun dappled kitchen with a large plate glass window with a beautiful canyon view. Rare for the neighborhood is the incredible amount of flat outside spaces. The home is striking distance to the finest shopping, dining and entertainment of the Sunset Strip, Beverly Hills, and the San Fernando Valley. Minutes from Blue Ribbon Wonderland Elementary and Harvard-Westlake Middle and Upper Schools. The newly conceived floor plan is designed for modern living, with an open-plan kitchen dining area with lots of storage and plenty of windows to enjoy the beautiful canyon views. This space includes French doors that open onto the expansive outdoor space designed for dining al fresco, either on your own or with all your friends, and plenty of play area. The first-floor primary suite also has French doors that open to a large private patio perfect for adding a hot tub and creating a zen zone. The upper floor consists of a bedroom suite sanctuary and walk in closet, with lots of windows to enjoy the canyon view or mature trees of the property. The living area has floor to ceiling built in shelving. Enjoy relaxing on the porch or either one of the large outside spaces, perched high above street level with canyon views. The expansive 11,000 sq ft lot adds to the private and peaceful vibe of this home. If you are looking for a very special



home in one of the most interesting, artistic and historical neighborhoods in LA you don't want to miss this opportunity. Seller is open to entertaining concessions for installation of a Wild Fire Protection System. Laurel Canyon is in close proximity to 3 reservoirs: Franklin Canyon, Stone Canyon and the Hollywood Reservoir.

Built in 1940

Essential Information

MLS® #	24464435
Price	\$1,699,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,628
Acres	0.27
Year Built	1940
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Jennifer Brill
Listing Office	Monarch Capital Corporation

Community Information

Address	8631 Crescent Drive
Area	C03 - Sunset Strip - Hollywood Hills West
Subdivision	Laurel Canyon
City	Los Angeles
County	Los Angeles
Zip Code	90046

Amenities

Parking Spaces	2
Parking	Carport
Garages	Carport

View	Canyon, Trees/Woods
Pool	None

Interior

Interior Features	Ceiling Fan(s), Separate/Formal Dining Room
Appliances	Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Two

Additional Information

Date Listed	November 29th, 2024
Days on Market	81
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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