

# **\$25,000 - 2570 Nichols Canyon Road, Los Angeles**

MLS® #24471529

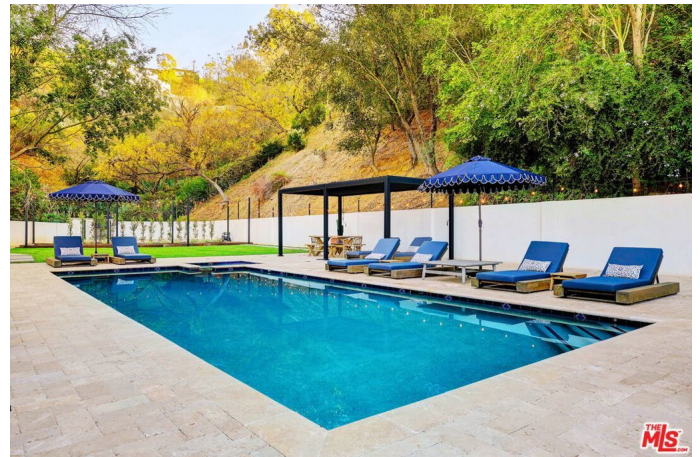
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## **\$25,000**

4 Bedroom, 3.00 Bathroom, 3,535 sqft  
Residential Lease on 1 Acres

N/A, Los Angeles,

Welcome to 2570 Nichols Canyon Road, a truly unique Fully Furnished Mediterranean Villa and Romantic Luxury Retreat located in the heart of the Hollywood Hills. Composed of two adjoining lots, this 4-bedroom, 2.5-bath home boasts 3,535 square feet of living space and is nestled on approximately 1.3 acres of serene grounds-offering exceptional privacy and endless opportunities for indoor/outdoor living, while still being just moments from Los Angeles' world class dining, shopping, and entertainment. The main level invites alfresco living at its finest, with multiple stone-clad patios ideal for sunbathing, lounging, and dining beneath the stars. These timeless spaces exude a countryside charm that feels as if they've been part of the landscape forever. The upper portion of the property is a recreational dream, featuring an expansive flat area with a sparkling oversized swimmer's pool, jacuzzi, bocce ball court, and ample parking for guests. With short access to the Runyon Canyon trail, outdoor adventures are just moments away. The expansive, open floor-plan is further elevated by tall, beamed ceilings that lend a sense of volume and airiness to almost every room. The wide-open foyer leads to the elegant living and dining areas, where a cozy fireplace adds warmth and sophistication. A 1,300-bottle, wine room complements the entertaining spaces, offering a unique touch for wine enthusiasts. The kitchen is a true culinary haven, designed in a great-room style with top-tier stainless-steel



appliances, a built-in wood-burning pizza oven, a wet bar, a dry bar with a wine refrigerator, and an oversized center island. Adjacent to the kitchen, a step-down family room with another fireplace provides a comfortable setting for casual gatherings, with ample space for friends and family to relax and enjoy. The bedroom wing features a luxurious primary suite that opens to a private grassy expanse and patio, perfect for appreciating the sweeping canyon and mountain views. This serene retreat includes a sitting area, a corner fireplace, a well-appointed closet, and a spa-like bathroom with dual vanities and an oversized steam shower. A secondary and third bedroom share access to a full bath with dual vanities, while a bonus fourth bedroom off the living room offers flexibility as an office or guest room. Completing the floor-plan are a convenient laundry room and half bath near the foyer. Additional features include a two-car garage, 3 off-street parking spots in the driveway, and an upper gated parking area for additional 4 cars for larger gatherings. The home is equipped with ample storage, a newer dual-zone heating and air conditioning system, and a security system, ensuring modern comfort and convenience. This stunning residence evokes the allure of the Italian wine country, showcasing exquisite stone accents, wood floors and plush carpeting in the bedrooms. Sunlight streams through numerous doors and windows, creating a seamless connection between indoor and outdoor living spaces. If you're looking for a truly magical and private retreat, 2570 Nichols Canyon Road is the perfect place to call home.

Built in 1952

**Essential Information**

MLS® #	24471529
Price	\$25,000

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,535
Acres	0.80
Year Built	1952
Type	Residential Lease
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Michael Felix
Listing Office	Figure 8 Realty

## Community Information

Address	2570 Nichols Canyon Road
Area	C03 - Sunset Strip - Hollywood Hills West
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90046

## Amenities

Amenities	Outdoor Cooking Area, Picnic Area, Pool, Spa/Hot Tub, Trail(s), Bocce Court, Fire Pit
Utilities	Gardener, Pool
Parking Spaces	9
Parking	Covered, Door-Multi, Driveway, Garage, Guest, Uncovered
# of Garages	2
Garages	Covered, Door-Multi, Driveway, Garage, Guest, Uncovered
View	Hills, Trees/Woods, Canyon, Courtyard
Has Pool	Yes
Pool	Fenced, In Ground, Association
Security	Carbon Monoxide Detector(s), Key Card Entry

## Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Lawn, Yard, Landscaped

## Interior

Interior	Carpet, Wood
Interior Features	Separate/Formal Dining Room, Eat-in Kitchen, Furnished, Living Room Deck Attached, Walk-In Closet(s), Dry Bar, Wet Bar, Wine Cellar
Appliances	Dishwasher, Gas Cooktop, Disposal, Microwave, Range, Refrigerator, Range Hood, Dryer, Washer, Convection Oven, Gas Oven
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas, Dining Room
# of Stories	1
Stories	Two

### **Additional Information**

Date Listed	December 11th, 2024
Days on Market	48
Zoning	LARE15
Short Sale	N
RE / Bank Owned	N

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