

# \$8,600 - 8436 Brier Drive, Los Angeles

MLS® #25483579

## \$8,600

4 Bedroom, 4.00 Bathroom, 3,200 sqft  
Residential Lease on 0 Acres

N/A, Los Angeles,

Contemporary 4+4 hillside house w/ open floor plan, high ceilings. Unfurnished lease perfect for a WORK FROM HOME lifestyle. The master bedroom suite upstairs has a private entrance, could easily be a separate office/ family room w/ kitchenette. The house is 3 beds w/ study or 4 bedrooms, all bedrooms have a private, en suite bath, the large master bath has a large shower, and a large whirlpool tub. Skylights, granite throughout, center island kitchen w/ 2 sinks, all brand new stainless steel appliance, laundry room, direct garage access, huge 3 car garage + driveway w/ large front-yard setback & off-street parking, clay tile floors, on the top of ridge w/ South facing sunny views of 2 canyons, 2 decks canyon view, fires sprinklers, no monthly sewer service charge by DWP saves \$ each month, end of cul-de sac. According to the lessor "the house is built on solid granite using the highest level of seismic & structural engineering in LA building code history, better than present code". Tenant pays Electric, Gas, Water, Gardener, Cable. PETS ARE O.K.

Built in 2000

## Essential Information

MLS® #	25483579
Price	\$8,600
Bedrooms	4
Bathrooms	4.00



Full Baths	4
Square Footage	3,200
Acres	0.19
Year Built	2000
Type	Residential Lease
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Ron Holliman
Listing Office	Coldwell Banker Realty

## Community Information

Address	8436 Brier Drive
Area	C03 - Sunset Strip - Hollywood Hills West
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90046

## Amenities

Utilities	Overhead Utilities
Parking Spaces	6
Parking	Concrete, Direct Access, Door-Multi, Garage, Garage Door Opener, Private, Side By Side
# of Garages	3
Garages	Concrete, Direct Access, Door-Multi, Garage, Garage Door Opener, Private, Side By Side
View	Canyon, City Lights, Mountain(s), Park/Greenbelt
Pool	None
Security	Smoke Detector(s)

## Exterior

Exterior	Stucco
Lot Description	Front Yard
Windows	Blinds, Skylight(s)
Construction	Stucco
Foundation	Slab

## Interior

Interior	Tile
Interior Features	Recessed Lighting, Separate/Formal Dining Room, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Disposal, Dryer, Gas Range, Microwave, Range Hood, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

### **Additional Information**

Date Listed	January 23rd, 2025
Days on Market	83
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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