

# \$1,250,000 - 8539 Lookout Mountain Avenue, Los Angeles

MLS® #25489591

**\$1,250,000**

2 Bedroom, 3.00 Bathroom, 1,102 sqft

Residential on 0 Acres

N/A, Los Angeles,

Nestled within the peaceful enclave of Laurel Canyon (minutes from the Sunset Strip and walking distance to Wonderland School) here is your own private sanctuary. This charming home features an open living/dining room facing the sun at all times of the day and easily flowing into the modern galley kitchen. The warm wood floors and freshly painted walls create a cozy yet modern atmosphere. A powder room and laundry complete the public indoor spaces. A large outdoor deck and yard with viewing plateau invite all fresco dining with friends or just relaxing in your private greenery. Two bedrooms, each with its own bath and ample closet space are on the second floor. A large two car garage with Tesla charger, roof done last year, 2024 sewer line and new tankless water heater complete the offering.

Built in 1968

## Essential Information

MLS® #	25489591
Price	\$1,250,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,102
Acres	0.06



Year Built	1968
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Angela Roessel
Listing Office	Sotheby's International Realty

## Community Information

Address	8539 Lookout Mountain Avenue
Area	C03 - Sunset Strip - Hollywood Hills West
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90046

## Amenities

Parking Spaces	4
Parking	Garage, Concrete, Door-Multi
# of Garages	2
Garages	Garage, Concrete, Door-Multi
View	Canyon
Pool	None

## Interior

Interior	Wood
Appliances	Dishwasher, Disposal, Refrigerator, Dryer, Washer, Barbecue
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Two

## Additional Information

Date Listed	January 28th, 2025
Days on Market	52
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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