

# \$835,000 - 7259 Hillside Avenue # 201, Los Angeles

MLS® #25503123

**\$835,000**

2 Bedroom, 2.00 Bathroom, 1,559 sqft

Residential on 0 Acres

N/A, Los Angeles,

Generous south facing condo perched up amongst the trees of the Hollywood foothills. Uniquely situated in a mid century building with windows on three sides, this single story flat looks out to trees and from the large windows and sliding glass door in the main living space. Past the formal entrance the large galley style kitchen with stainless steel appliances gives way to a proper dining area adjacent to the living area with a southern facing balcony. Primary bedroom suite has space for a king bed, some city views from its corner windows, a walk-in closet and en suite bathroom with a double vanity, bathtub, and remodeled shower. The guest bedroom has a large closet and a second sliding glass door that leads out to a second balcony. The full guest bathroom has a marble countertop vanity and mid century hardware. Combo laundry in-unit, two side by side parking spaces, and an association pool and spa. Incredible location just steps to the entrance of Runyon Canyon and just a short walk to Wattles Park, the Hollywood Bowl, Magic Castle, the Roosevelt Hotel, and Sunset Boulevard. Also walking distance to grocery stores, restaurants, bars, coffee shops, a metro stop, and around the corner from the Sunset Strip in the tree-lined foothills of Hollywood. A rare blend of light and privacy in the Hollywood Hills.



Built in 1965

## Essential Information

MLS® #	25503123
Price	\$835,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,559
Acres	0.46
Year Built	1965
Type	Residential
Sub-Type	Condominium
Style	Mid-Century Modern
Status	Closed
Listing Agent	Derek Lester
Listing Office	Compass

## Community Information

Address	7259 Hillside Avenue # 201
Area	C03 - Sunset Strip - Hollywood Hills West
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90046

## Amenities

Amenities	Controlled Access, Pool, Spa/Hot Tub
Parking Spaces	2
Parking	Controlled Entrance, Community Structure
# of Garages	2
Garages	Controlled Entrance, Community Structure
View	City Lights
Has Pool	Yes
Pool	Association
Security	Gated Community

## Interior

Interior	Laminate, Tile
Appliances	Dishwasher, Disposal, Refrigerator, Dryer, Washer
Heating	Radiant
Cooling	Central Air

Fireplaces	None
# of Stories	3
Stories	One

## Additional Information

Date Listed	March 3rd, 2025
Days on Market	11
Zoning	LAR3
Short Sale	N
RE / Bank Owned	N

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