

\$2,195,000 - 7545 Kimdale Lane, Los Angeles

MLS® #25514441

\$2,195,000

3 Bedroom, 3.00 Bathroom, 2,488 sqft
Residential on 0 Acres

N/A, Los Angeles,

Stunning midcentury architectural post & beam residence in Upper Nichols Canyon "Colony," built in 1957 by Sherwood Construction, a company which frequently worked with noted architect Edward Fickett, FAIA. Located near the end of a quiet cul-de-sac and part of the Upper Nichols Canyon Modern Residential Historic District, this is the first time this property has been available in 57 years. This historic home has several original architectural elements including an atrium entryway with expansive skylights, walls of glass including interior and exterior clerestory windows, and several original built-in post & beam decorative features in the kitchen, living room, entry, and bedrooms. Thoughtfully designed with an open floorplan, the large gourmet kitchen has a vaulted ceiling, clerestory windows and a peninsula counter opening to the dining and living rooms, with floor-to-ceiling walls of glass that highlight views of Briar Summit Open Space Preserve and sliding glass doors to the peaceful backyard and garden. The property has 3 bedrooms, three baths, plus a large bonus room that can be used as an office, den, or fourth bedroom. The primary suite has direct access to the backyard, floor-to-ceiling glass on two sides, and interior clerestory windows over the closet, providing abundant light in both the bedroom and living room and allowing natural light to filter through the entire home. The private, sunny backyard is thoughtfully landscaped and has room for a pool. Historic Upper Nichols Canyon, with wide



streets, sidewalks, and buried power lines, is conveniently located just off Mulholland Drive, near the geographic center of Los Angeles and minutes away from dining, shopping, and studios in Hollywood, Studio City, and Burbank. Some photos are virtually staged to show property potential.

Built in 1957

Essential Information

MLS® #	25514441
Price	\$2,195,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,488
Acres	0.17
Year Built	1957
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Kevin Keyser
Listing Office	Sotheby's International Realty

Community Information

Address	7545 Kimdale Lane
Area	C03 - Sunset Strip - Hollywood Hills West
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90046

Amenities

Parking Spaces	2
Parking	Door-Multi, Driveway, Garage
Garages	Door-Multi, Driveway, Garage
View	Park/Greenbelt, Hills
Pool	None

Exterior

Lot Description	Landscaped
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Interior

Interior	Carpet, Tile
Interior Features	Cathedral Ceiling(s), Separate/Formal Dining Room, Open Floorplan
Appliances	Double Oven, Dishwasher, Electric Cooktop, Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	March 26th, 2025
Days on Market	14
Zoning	LARE15
Short Sale	N
RE / Bank Owned	N

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