

# **\$2,775,000 - 2204 Maravilla Drive, Los Angeles**

MLS® #25516265

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## **\$2,775,000**

4 Bedroom, 5.00 Bathroom, 4,630 sqft  
Residential on 0 Acres

N/A, Los Angeles,

Views! Views! Views! Perched on one of the few flat cul-de-sac streets in the prestigious Outpost Estates, this sophisticated architectural four-bedroom, four-and-a-half-bathroom residence offers jaw-dropping, unobstructed city views from the iconic Hollywood Sign to the glittering skyline of downtown Los Angeles. Built in 2001, this 4600+ square foot home seamlessly blends modern luxury with timeless design, featuring an open-concept floor plan, rich hardwood flooring, and floor-to-ceiling windows that flood the interiors with natural light. Nearly every room is designed to capture the stunning skyline, making this an extraordinary offering in one of LA's most coveted neighborhoods. The gourmet kitchen is a chef's dream, complete with a center island ideal for both culinary creations and entertaining. The dramatic primary suite serves as a private retreat, boasting a cozy fireplace, an expansive walk-in closet, and, of course, breathtaking views. Three of the four bedrooms are en-suite, ensuring privacy and comfort for residents and guests alike. Designed for art lovers, the home features soaring walls and abundant natural light, perfect for showcasing a curated collection. A generous bonus area on the lower level with its own separate entrance and sweeping vistas offers endless possibilities as a home gym, large office, screening room, or creative studio. This rare architectural gem also includes a coveted three-car garage an exceptional



feature in this exclusive enclave along with 44 owned solar panels and a backup battery for energy efficiency and peace of mind.

Built in 2000

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 25516265                |
| Price          | \$2,775,000             |
| Bedrooms       | 4                       |
| Bathrooms      | 5.00                    |
| Full Baths     | 5                       |
| Square Footage | 4,630                   |
| Acres          | 0.18                    |
| Year Built     | 2000                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Contemporary            |
| Status         | Closed                  |
| Listing Agent  | Thomas Davila           |
| Listing Office | Compass                 |

**Community Information**

|             |   |
|-------------|---|
| Address     | 2204 Maravilla Drive                      |
| Area        | C03 - Sunset Strip - Hollywood Hills West |
| Subdivision | N/A                                       |
| City        | Los Angeles                               |
| County      | Los Angeles                               |
| Zip Code    | 90068                                     |

**Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 3  |
| Parking        | Garage, Door-Multi, On Street              |
| Garages        | Garage, Door-Multi, On Street              |
| View           | City Lights, Hills, Mountain(s), Panoramic |
| Pool           | None                                       |

**Interior**

|          |                    |
|----------|--------------------|
| Interior | Tile, Carpet, Wood |
|----------|--------------------|

|                   |   |
|-------------------|---|
| Interior Features | Walk-In Closet(s)                       |
| Appliances        | Dishwasher, Dryer, Refrigerator, Washer |
| Heating           | Central                                 |
| Cooling           | Central Air                             |
| Fireplace         | Yes                                     |
| Fireplaces        | Living Room                             |
| # of Stories      | 4                                       |
| Stories           | Three Or More                           |

### **Additional Information**

|                 |                  |
|-----------------|------------------|
| Date Listed     | March 28th, 2025 |
| Days on Market  | 80               |
| Zoning          | LARE9            |
| Short Sale      | N                |
| RE / Bank Owned | N                |

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