

\$1,199,000 - 8461 Kirkwood Drive, Los Angeles

MLS® #25521019

\$1,199,000

3 Bedroom, 2.00 Bathroom, 1,161 sqft
Residential on 0 Acres

N/A, Los Angeles,

Prepare to be enchanted by this lovely Laurel Canyon Cottage with 3 bedrooms, 2 baths, and a separate sweet studio shed, perfect for all of your creative endeavors. Set back from the road and up a few steps, this is a private and serene get away, light and bright, with skylights and French doors that bring the sunshine and verdant natural surroundings in. Perfect for gatherings or quiet time, the living room is spacious and features hardwood floors and post and beam architectural details, an adjacent dining room area, and direct access to an expansive deck - awaiting your breakfast among birdsong and al fresco dinners. The primary bedroom features an en suite bathroom and an enormous cedar lined walk in closet. Outside, an inviting brick patio, adjacent to the kitchen, calls for a weekend BBQ or a mid afternoon sun bath with your favorite book - plus the most charming separate loft studio - suitable as a space for art, yoga, meditation or as an office, perched on a sunny hillside. This is the peaceful canyon life you have yearned for. Minutes from Sunset Blvd, walking distance to Pace and the Canyon Country Store. All of this in the highly coveted Wonderland School district. There is a 2 car garage adjacent to the house. This is a must see gem.



Built in 1922

Essential Information

MLS® #	25521019
Price	\$1,199,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,161
Acres	0.16
Year Built	1922
Type	Residential
Sub-Type	Single Family Residence
Style	Cottage
Status	Closed
Listing Agent	Tori Horowitz
Listing Office	Compass

Community Information

Address	8461 Kirkwood Drive
Area	C03 - Sunset Strip - Hollywood Hills West
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90046

Amenities

Parking Spaces	1
Parking	Garage
Garages	Garage
View	Trees/Woods
Pool	None

Interior

Appliances	Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

Additional Information

Date Listed	April 4th, 2025
Days on Market	68
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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