

# \$1,099,000 - 1945 Holly Drive, Los Angeles

MLS® #25522771

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**\$1,099,000**

4 Bedroom, 3.00 Bathroom, 2,277 sqft

Residential on 0 Acres

N/A, Los Angeles,

Presenting a rare opportunity at 1945 Holly Drive in the heart of Hollywood, this Craftsman-style home combines historic charm with significant development potential. Built in 1910, the residence boasts original period details, including hardwood floors, high ceilings, and intricate woodwork. The spacious layout offers 4 bedrooms and 3 bathrooms across 2,277 sq. ft. of living space. Situated on a 6,747 sq. ft. lot zoned LARD1.5, there's potential to develop multiple units. The property is conveniently located near Hollywood's iconic sites, dining, and entertainment venues. While the home requires some updating, it presents a unique blend of historic character and modern development possibilities. The property will be delivered vacant, allowing for flexibility in future rehab / planning and development.



Built in 1910

## Essential Information

MLS® #	25522771
Price	\$1,099,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,277
Acres	0.15
Year Built	1910

Type	Residential
Sub-Type	Single Family Residence
Style	Craftsman
Status	Closed
Listing Agent	Nicholas Pirzada
Listing Office	The Agency

### Community Information

Address	1945 Holly Drive
Area	C03 - Sunset Strip - Hollywood Hills West
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90068

### Amenities

Parking	Driveway
Garages	Driveway
View	None
Pool	None

### Interior

Interior	Wood
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Decorative
Stories	Multi/Split

### Additional Information

Date Listed	April 8th, 2025
Days on Market	136
Zoning	LARD1.5
Short Sale	N
RE / Bank Owned	N

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