

\$2,899,000 - 2107 Coldwater Canyon Drive, Beverly Hills

MLS® #25523643

\$2,899,000

3 Bedroom, 3.00 Bathroom, 2,395 sqft

Residential on 0 Acres

N/A, Beverly Hills,

This chic Beverly Hills home is the perfect blend of elegance, comfort and California lifestyle. Privately set behind tall hedges and a gated entrance on Royaltan, this impeccably turnkey single-story residence offers expansive indoor-outdoor living, a grand over-sized driveway, and exceptional privacy - ideal for both everyday living and stylish entertaining. Step inside to a sunlit sanctuary where timeless details shine. Marble countertops, rich hardwood floors, and classic crown molding create an atmosphere of understated luxury. The open, airy layout features three bedrooms and three bathrooms, all flowing seamlessly from one space to the next. A large bay window frames the manicured front yard from the luminous living room, while the cozy family room anchored by a charming stone fireplace opens to a lush, landscaped backyard and a covered patio made for al fresco lounging. The spacious chef's kitchen is the true heart of the home, boasting a generous dine-in center island, stainless steel appliances, a double-door refrigerator, and an abundance of windows and French doors that blur the lines between inside and out. Wake up to sunshine in the serene primary suite, where French doors lead directly to the backyard - perfect for slow mornings and fresh air coffee rituals. Outdoors, the over 10,400 sqft lot becomes your personal escape: a sprawling grassy area offers space to play or host, while a versatile Garden Studio currently used as a gym adds



valuable bonus space. Up above, a terraced nook creates a hidden haven ideal for dining under the stars, curling up with a book, or simply soaking in the peace. Experience the very best of Beverly Hills living refined, effortless, and the epitome of the chic California lifestyle - just moments from the iconic Beverly Hills Hotel, Rodeo Drive, and world-class dining and shopping. * There is an additional 125 sq ft Garden Studio that is not included in the square footage.

Built in 1949

Essential Information

MLS® #	25523643
Price	\$2,899,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,395
Acres	0.24
Year Built	1949
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Rochelle Maize
Listing Office	Nourmand & Associates-BH

Community Information

Address	2107 Coldwater Canyon Drive
Area	C02 - Beverly Hills Post Office
Subdivision	N/A
City	Beverly Hills
County	Los Angeles
Zip Code	90210

Amenities

Parking Spaces	2
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Parking	Door-Multi, Garage
# of Garages	2
Garages	Door-Multi, Garage
View	None
Pool	None

Interior

Interior	Wood
Interior Features	Separate/Formal Dining Room
Appliances	Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

Additional Information

Date Listed	April 11th, 2025
Days on Market	119
Zoning	LARE15
Short Sale	N
RE / Bank Owned	N

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