

\$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 |
|----------------|---|

| | |
|--------------|--------------------|
| 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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