

\$1,325,000 - 3000 Passmore Drive, Los Angeles

MLS® #25526517

\$1,325,000

2 Bedroom, 2.00 Bathroom, 1,495 sqft

Residential on 0 Acres

N/A, Los Angeles,

Perched atop the storied ridgeline of the Hollywood Hills, this striking architectural residence rises like a quiet sentinel, an organic extension of the landscape, carved seamlessly into the hillside. Encased in glass and immersed in nature, it offers a rare stillness.

This is not merely a home, but a retreat one that knows exactly what it is. Golden light pours through expansive windows in clean, radiant streaks, illuminating every corner. The newly reimagined kitchen is a study in understated elegance: grounded by sleek countertops, refined finishes, new appliances, and a deep, walk-in pantry, it's equally suited to the rituals of daily living and long, leisurely meals. A singular round window becomes its own art, framing a view that stretches from the velvet green hills to the faraway shimmer of the city below. Downstairs, the bedrooms are tucked quietly into the hillside, creating a serene, almost meditative escape. The primary suite offers a private terrace and ensuite bath, in an intimate setting for quiet mornings accompanied by birdsong. A second bedroom opens to its own balcony, where sunrises and sunsets become part of the daily rhythm. The garage is more than functional, a flexible space, a studio, a workspace, a gym. The home sits near iconic Mulholland Drive and the creative enclave of Laurel Canyon, with the shops and cafes of Studio City minutes away. Yet it exists entirely in its own world: a rarefied perch above the fray, offering solitude without seclusion. This is a home for those who seek



more than square footage. It is for those who crave connection to the land. The kind of place that makes you pause. Breathe. And know you've found something unique. Welcome home.

Built in 1955

Essential Information

MLS® #	25526517
Price	\$1,325,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,495
Acres	0.12
Year Built	1955
Type	Residential
Sub-Type	Single Family Residence
Style	Mid-Century Modern
Status	Closed
Listing Agent	Monet Berger
Listing Office	Compass

Community Information

Address	3000 Passmore Drive
Area	C03 - Sunset Strip - Hollywood Hills West
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90068

Amenities

Parking Spaces	1
Parking	Garage, Door-Single
Garages	Garage, Door-Single
View	Hills, Mountain(s), Canyon, Trees/Woods
Pool	None

Interior

Interior	Wood
Interior Features	Walk-In Pantry
Appliances	Dishwasher, Disposal, Refrigerator, Dryer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

Additional Information

Date Listed	April 17th, 2025
Days on Market	2
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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