

# **\$1,775,000 - 3049 Laurel Canyon Boulevard, Studio City**

MLS® #25532435

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## **\$1,775,000**

3 Bedroom, 2.00 Bathroom, 2,210 sqft

Residential on 0 Acres

N/A, Studio City,

Situated on a quiet stretch of Laurel Canyon and perched high above the street, this exceptionally remodeled Laurel Canyon home is a true hidden gem. Adjacent to the coveted Dona streets, this rare 10,000+ SqFt lot is tucked behind a lush hedge and gate, offering the utmost privacy with beautiful canyon views. Streaming with natural light, the open floor plan creates an inviting space for both families and entertaining enthusiasts, featuring new hardwood floors throughout, a stunning formal living room with fireplace, and a separate, cozy family room/den. The sophisticated eat-in kitchen boasts new, premium appliances and ample counter and cabinet space, perfect for the culinary enthusiast. Quietly secluded from the main area of the home are the bedrooms, which include a large primary suite featuring a luxurious ensuite bath and two additional bedrooms and bathroom. Step outside to find a beautiful saltwater pool and spa, outdoor kitchen, and wonderful flat, grassy yard with abundant space for outdoor fun. A refinished garage with direct access to the home doubles as a home gym, adding versatility to this thoughtfully designed property. Many systems have been recently updated, including a new roof, solar panels, HVAC, and electrical. A highlight of this canyon retreat is the ample off-street parking, with space for up to 10+ cars - perfect for hosting guests! Experience the best of California living mere minutes from several top-rated schools, fabulous shops, restaurants, the Studio City farmer's market,



and easy access to the 101 freeway. Your canyon sanctuary awaits you!

Built in 1963

**Essential Information**

MLS® #	25532435
Price	\$1,775,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,210
Acres	0.23
Year Built	1963
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Katharine Deering
Listing Office	Nourmand & Associates-HW

**Community Information**

Address	3049 Laurel Canyon Boulevard
Area	STUD - Studio City
Subdivision	N/A
City	Studio City
County	Los Angeles
Zip Code	91604

**Amenities**

Parking Spaces	12
Parking	Concrete, Door-Multi, Garage
# of Garages	2
Garages	Concrete, Door-Multi, Garage
View	City Lights, Hills, Canyon
Has Pool	Yes
Pool	In Ground, Pool Cover, Salt Water

**Interior**

Interior	Tile, Wood
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

### **Additional Information**

Date Listed	May 1st, 2025
Days on Market	18
Zoning	LARE15
Short Sale	N
RE / Bank Owned	N

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