

\$2,995,000 - 2020 Wattles Drive, Los Angeles

MLS® #25539807

\$2,995,000

3 Bedroom, 3.00 Bathroom, 2,637 sqft

Residential on 0 Acres

N/A, Los Angeles,

A visionary retreat in the Hollywood Hills. Tucked away behind gates on a discreet private street, this AFLA award-winning Marmol Radziner residence is a bold, sculptural expression of modern architecture and sustainable luxury. A true sanctuary in the sky, it offers a rare blend of serenity and sophistication, with panoramic views of Runyon Canyon and the electric pulse of Hollywood just minutes away. Inspired by the iconic Case Study Houses, this residence channels mid-century spirit through a contemporary lens, where glass, steel, and concrete meet sunlight, space, and intention. The main level is an open-air symphony of indoor/outdoor living, anchored by a state-of-the-art chef's kitchen and a formal dining space that invites conversation to linger long after the last course. Descending to the lower level, tranquility takes center stage. The second bedroom offers seamless access to the pool terrace, creating a seamless flow from rest to rejuvenation. The third bedroom is tucked behind a curtain of green, ideal as a creative refuge or wellness retreat. Both rooms open onto a patio that frames the canyon like a living canvas, with an ionized pool shimmering in the foreground. This is more than a residence, it's a philosophy. Gold LEED-certified and registered with the U.S. Green Building Council, every detail reflects a commitment to conscious living. Non-toxic materials, denim insulation, radiant floor heating, and solar energy define a new



standard in eco-luxury. Architectural, sustainable and iconic. This home is not only a celebration of design but a blueprint for how we live now: thoughtfully, beautifully, responsibly. Your next chapter awaits. Schedule your private tour and experience this one-of-a-kind Hollywood Hills escape.

Built in 2011

Essential Information

MLS® #	25539807
Price	\$2,995,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,637
Acres	0.12
Year Built	2011
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Adam Brawer
Listing Office	Compass

Community Information

Address	2020 Wattles Drive
Area	C03 - Sunset Strip - Hollywood Hills West
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90046

Amenities

Parking Spaces	3
Parking	Door-Multi, Driveway, Garage
# of Garages	2
Garages	Door-Multi, Driveway, Garage

View	Canyon
Has Pool	Yes
Pool	In Ground

Interior

Interior	Wood
Interior Features	Ceiling Fan(s), Walk-In Closet(s), Jack and Jill Bath
Appliances	Dishwasher, Disposal, Refrigerator, Vented Exhaust Fan, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	3
Stories	Three Or More

Additional Information

Date Listed	May 27th, 2025
Days on Market	12
Zoning	LARE15
Short Sale	N
RE / Bank Owned	N

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