

\$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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