

# \$2,700,000 - 2753 Nichols Canyon Road, Los Angeles

MLS® #25540025

---

## \$2,700,000

3 Bedroom, 3.00 Bathroom, 2,714 sqft

Residential on 0 Acres

N/A, Los Angeles,

Excellent opportunity! First time on the market in over 20 years. If you are looking for views look no further. Floor plan provides a flow from room to room with views throughout. First floor offers double door entry to the kitchen, dining area, living room, all with canyon views. (On a clear day you can see Catalina!) There is a full bath on first floor. Second floor has two spacious bedrooms, each with a private balcony, and two full bathrooms. There is an additional bedroom (w/ balcony) and separate office area on this floor too! The infinity pool and spa are cantilevered over the backyard under mature trees. The pool is saltwater, no chlorine. This home features a full length wood deck across the back of the house, perfect for entertaining. The geography of the property allows for privacy and views that must be seen to be appreciated.



Built in 1978

## Essential Information

MLS® #	25540025
Price	\$2,700,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,714
Acres	0.49
Year Built	1978

Type	Residential
Sub-Type	Single Family Residence
Style	Modern
Status	Closed
Listing Agent	Neil Loden
Listing Office	Keller Williams Realty Los Feliz

## Community Information

Address	2753 Nichols Canyon Road
Area	C03 - Sunset Strip - Hollywood Hills West
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90046

## Amenities

Parking Spaces	2
Parking	Garage, Door-Multi, Garage Door Opener, Guest, Private, Side By Side, Storage
# of Garages	2
Garages	Garage, Door-Multi, Garage Door Opener, Guest, Private, Side By Side, Storage
View	Canyon, City Lights
Has Pool	Yes
Pool	Above Ground, Fenced, Gunite, Infinity, Permits, Private, Salt Water, Tile, Waterfall
Security	Carbon Monoxide Detector(s), Fire Detection System, Smoke Detector(s)

## Exterior

Exterior	Wood Siding
Exterior Features	Rain Gutters, Brick Driveway
Lot Description	Irregular Lot
Windows	Double Pane Windows, Screens, Blinds, Custom Covering(s), Skylight(s), Tinted Windows
Roof	Composition, Fire Proof, Shingle
Construction	Wood Siding
Foundation	Combination

## Interior

Interior	Carpet, Wood
Interior Features	Separate/Formal Dining Room, High Ceilings, Recessed Lighting, Storage, Walk-In Closet(s), Bar, Living Room Deck Attached, Track Lighting, Two Story Ceilings, Utility Room, Wet Bar
Appliances	Convection Oven, Double Oven, Dishwasher, Gas Cooktop, Disposal, Refrigerator, Range Hood, Vented Exhaust Fan, Dryer, Washer, Barbecue, Built-In, Electric Oven
Heating	Central, Natural Gas, Electric
Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Living Room, Decorative, Electric, Gas, Wood Burning
# of Stories	2
Stories	Two

### **Additional Information**

Date Listed	May 16th, 2025
Days on Market	17
Zoning	LARE11
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 7th, 2026 at 5:45am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.