

# \$2,249,000 - 8547 Appian Way, Los Angeles

MLS® #25541207

**\$2,249,000**

3 Bedroom, 3.00 Bathroom, 1,905 sqft

Residential on 0 Acres

N/A, Los Angeles,

Live like you're on vacation in this stunning contemporary compound that surrounds a pool amidst a lush canopy of palms and tropical plantings. Entire walls of glass retract throughout the property, blurring the line between inside & out. Skylights open electronically, by remote, allowing fresh air and sunlight to reach the entire main room....an open plan layout with living, dining and kitchen. The 2019 rebuild of the house brought the finest finishes, a warm palette of oak floors, walnut cabinets and rich stone & tile surfaces. Every inch of the home has been thoughtfully planned out and beautifully executed. There's a chef's kitchen, walk-in pantry, utility/laundry room with wine refrigerator, a striking powder room, a hidden wet-bar and so much more. The separate primary suite overlooks the pool with another retracting wall of glass, motorized drapes, sitting area, exquisite walk-in closet and a spa like bath with steam shower and door out to its own deck. Every room looks out to this private setting in the hills that feels tucked away but is just moments to the Sunset Strip. A partial list of amenities includes Lutron lighting system, music in & out, car charger, extensive outdoor lighting, solar and gas heated pool and so much more.



Built in 1951

## Essential Information

MLS® #	25541207
Price	\$2,249,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	1,905
Acres	0.13
Year Built	1951
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	John Galich
Listing Office	Sotheby's International Realty

## Community Information

Address	8547 Appian Way
Area	C03 - Sunset Strip - Hollywood Hills West
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90046

## Amenities

Parking Spaces	1
Parking	Concrete
Garages	Concrete
View	Trees/Woods, Canyon
Has Pool	Yes
Pool	Heated, Solar Heat

## Interior

Interior	Tile, Wood
Interior Features	Breakfast Bar, Dressing Area, Separate/Formal Dining Room, Walk-In Closet(s), Walk-In Pantry
Appliances	Dishwasher, Microwave, Refrigerator, Dryer, Washer, Disposal
Heating	Central
Cooling	Central Air

Fireplaces	None
# of Stories	1
Stories	One

## Additional Information

Date Listed	May 28th, 2025
Days on Market	9
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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