

# \$1,197,000 - 8181 Gould Avenue, Los Angeles

MLS® #25542555

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**\$1,197,000**

2 Bedroom, 2.00 Bathroom, 1,572 sqft

Residential on 0 Acres

N/A, Los Angeles,

Step into this private, hillside hideaway with sweeping canyon views from every room. With no houses on either side this creative sanctuary was built in 1925 for a silent movie star-it has 1,572 sqft of living space and has been completely remodeled with many upgrades. Upstairs off the front deck is a living room with surround sound and a large dining room perfect for entertaining, a modern kitchen and a breakfast nook. Downstairs, the primary suite includes a massive walk-in closet/dressing room, a luxurious private spa bathroom and a private balcony. The second bedroom/den/office is on this level with a guest bath which has an original cast iron roll top tub. Multiple decks offer indoor-outdoor living. A large covered deck previously hosted "Yoga in the Canyon" and offers the perfect space for entertaining or lounging. There are gardens with mature avocado, loquat and grapefruit trees, flowers and lush landscaping. Some of the many upgrades include: newly refinished hardwood floors, copper plumbing, central heating and cooling, double-paned windows, new hot water heater, interior & exterior of the house and decks wired for sound, a professional voice over booth and there is a 400 s. f. unfinished full height space on the ground floor with separate entrance, great for a studio or office. This raw space has been insulated and prepped for a junior ADU and plans are available to the new owner. You are a 5 minute walk to the famous Canyon Country Store for your morning coffee, with easy



access to the famous Sunset Strip and to the coveted Wonderland Elementary School district. You'll be minutes from the heart of Hollywood, while nestled in nature and the beauty of Laurel Canyon.

Built in 1925

**Essential Information**

|                |                           |
|----------------|---------------------------|
| MLS® #         | 25542555                  |
| Price          | \$1,197,000               |
| Bedrooms       | 2                         |
| Bathrooms      | 2.00                      |
| Full Baths     | 2                         |
| Square Footage | 1,572                     |
| Acres          | 0.12                      |
| Year Built     | 1925                      |
| Type           | Residential               |
| Sub-Type       | Single Family Residence   |
| Style          | Cottage                   |
| Status         | Closed                    |
| Listing Agent  | Jan Hohenstein            |
| Listing Office | Keller Williams Larchmont |

**Community Information**

|             |   |
|-------------|---|
| Address     | 8181 Gould Avenue                         |
| Area        | C03 - Sunset Strip - Hollywood Hills West |
| Subdivision | N/A                                       |
| City        | Los Angeles                               |
| County      | Los Angeles                               |
| Zip Code    | 90046                                     |

**Amenities**

|          |  |
|----------|--|
| Parking  | On Street                                      |
| Garages  | On Street                                      |
| View     | Canyon, Park/Greenbelt, Trees/Woods            |
| Pool     | None   |
| Security | Carbon Monoxide Detector(s), Smoke Detector(s) |

**Exterior**

|         |                     |
|---------|---------------------|
| Windows | Double Pane Windows |
|---------|---------------------|

## Interior

|                   |  |
|-------------------|--|
| Interior          | Tile, Wood   |
| Interior Features | Walk-In Closet(s)                                  |
| Appliances        | Dishwasher, Microwave, Refrigerator, Dryer, Washer |
| Heating           | Central  |
| Cooling           | Central Air  |
| Fireplaces        | None   |
| # of Stories      | 2  |
| Stories           | Two  |

## Additional Information

|                 |                |
|-----------------|----------------|
| Date Listed     | June 9th, 2025 |
| Days on Market  | 64             |
| Zoning          | LAR1           |
| Short Sale      | N              |
| RE / Bank Owned | N              |

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