

# \$2,695,000 - 2500 Carman Crest Drive, Los Angeles

MLS® #25543235

**\$2,695,000**

3 Bedroom, 4.00 Bathroom, 2,386 sqft

Residential on 0 Acres

Outpost Estates, Los Angeles,

Thoughtfully updated mid-century pool home located on a peaceful cul-de-sac in Outpost Estates, the most picturesque of all Hollywood Hills canyons. A quiet retreat tucked away in the hills overlooking the city. Every room in this home boasts a view. Built in 1955, this 2,386 sq ft residence has been reimagined and expanded by the current homeowners. Decks seamlessly integrate the interior with nature, for maximum enjoyment of the warm Southern California climate. La Cantina doors open onto lush, verdant terraced gardens and a stunning decked pool area with massive canyon hillside views as far as the eye can see. The inviting living room spills onto to a terrace, where entertaining can flow from the cozy fireplace to an alfresco candlelit dinner. Adjacent to the living area is a dining room featuring custom built bookshelves. Beyond the dining room lays a bright modern kitchen with walk-in pantry, equipped with dual ovens and a breakfast bar. Upstairs you'll find more views from every room. There are two generous ensuite primary bedrooms with updated bathrooms and ample closets and another smaller bedroom with easy access to a full bathroom in the hallway. Adjacent to one of the primary bedrooms lays a separate office with double doors opening on to a terrace with more hillside views, where one can enjoy coffee and get fresh air during the workday. Other special areas of the home include a stand-alone pink hued writer's hut in the garden with windows looking out to nature, equipped with AC; a wet room toilet adjacent



to the pool area; a remodeled double garage with epoxy floors that can be used as an extra leisure/entertainment space, or can accommodate two full-sized cars. About the area: Historic Outpost Estates covers roughly 1 1/2 square miles and is bordered by Mulholland Drive to the north, Franklin Canyon to the south, Runyon Canyon Park to the west and Cahuenga Boulevard to the east. It is an area steeped in classic Hollywood lore, that has been home to many beloved movie stars. A positive community environment is an added benefit with the active Outpost Neighborhood Association. There is proximity to the city and freeways, yet also peaceful privacy. Nearby: Burbank studios, Hollywood, shopping, dining, entertainment, walking/hiking trails, Runyon Canyon (walking distance), the Hollywood Bowl. With views reminiscent of the South of France, this special home is not to be missed.

Built in 1955

## Essential Information

|                |                                |
|----------------|--------------------------------|
| MLS® #         | 25543235                       |
| Price          | \$2,695,000                    |
| Bedrooms       | 3                              |
| Bathrooms      | 4.00                           |
| Full Baths     | 3                              |
| Half Baths     | 1                              |
| Square Footage | 2,386                          |
| Acres          | 0.28                           |
| Year Built     | 1955                           |
| Type           | Residential                    |
| Sub-Type       | Single Family Residence        |
| Style          | Mid-Century Modern             |
| Status         | Closed                         |
| Listing Agent  | Lissa Lebel                    |
| Listing Office | Sotheby's International Realty |

## Community Information

|             |   |
|-------------|---|
| Address     | 2500 Carman Crest Drive                   |
| Area        | C03 - Sunset Strip - Hollywood Hills West |
| Subdivision | Outpost Estates                           |
| City        | Los Angeles                               |
| County      | Los Angeles                               |
| Zip Code    | 90068                                     |

## Amenities

|                |                               |
|----------------|-------------------------------|
| Parking Spaces | 2                             |
| Parking        | Garage, On Street, Door-Multi |
| Garages        | Garage, On Street, Door-Multi |
| View           | Pool, Canyon, Hills           |
| Has Pool       | Yes                           |
| Pool           | Salt Water                    |

## Interior

|                   |   |
|-------------------|---|
| Interior          | Wood  |
| Interior Features | Breakfast Bar, Separate/Formal Dining Room, Walk-In Closet(s), Eat-in Kitchen, Recessed Lighting, See Remarks |
| Appliances        | Dishwasher, Refrigerator, Dryer, Gas Cooktop, Oven, Washer  |
| Heating           | Central   |
| Fireplace         | Yes   |
| Fireplaces        | Living Room   |
| # of Stories      | 2   |
| Stories           | Multi/Split   |

## Additional Information

|                 |                |
|-----------------|----------------|
| Date Listed     | June 1st, 2025 |
| Days on Market  | 126            |
| Zoning          | LARE15         |
| Short Sale      | N              |
| RE / Bank Owned | N              |

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