

\$6,195,000 - 1565 Haslam Terrace, Los Angeles

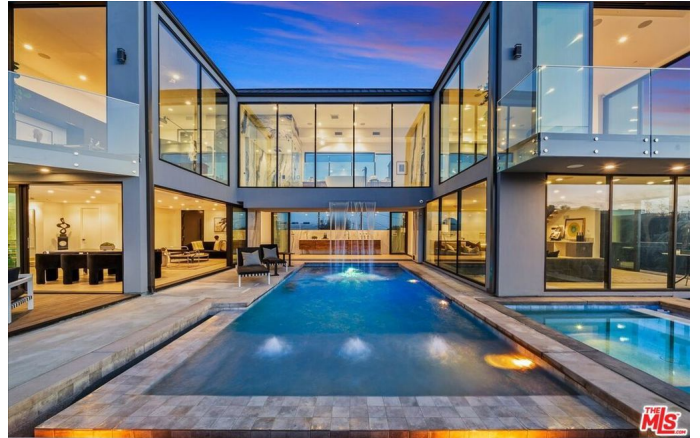
MLS® #25553457

\$6,195,000

5 Bedroom, 6.00 Bathroom, 4,667 sqft
Residential on 0 Acres

N/A, Los Angeles,

Welcome to "The Hollywood Observatory," a striking architectural retreat tucked away on an exclusive private street just above Sunset Plaza. With commanding jetliner views from nearly every room stretching from Century City to the Pacific Ocean, this modern masterpiece offers one of the most compelling values currently available in the Hollywood Hills. Floor-to-ceiling glass walls blur the line between interior and exterior, creating a seamless indoor-outdoor flow ideal for both intimate living and grand-scale entertaining. At the center of the estate, a dramatic resort-style pool and spa are framed by a Niagara Falls-inspired waterfall, a showstopping fire pit, outdoor kitchen, bar, and expansive dining area. A dedicated wellness space adds a tranquil dimension, perfect for yoga, meditation, and cold plunges. Upstairs, the primary suite stuns with panoramic views of Downtown LA, the ocean, and the city skyline, and is complete with a luxurious spa-style bathroom and an inspiring home office. With a consistent track record of over \$600,000 in verifiable annual short-term rental income, this property offers exceptional investment upside in addition to its lifestyle appeal. Just minutes from the Sunset Strip and West Hollywood's best restaurants, boutiques, and nightlife, this gated hideaway offers unmatched privacy and convenience. With the added potential of turning Haslam Terrace into a privately gated street, this is a rare opportunity to own a true design-forward sanctuary at a price point that



makes it one of the best deals in the entire Hollywood Hills. Creative financing available where the future buyer may take over existing debt at a 2.75% interest rate on \$2.75M in debt with the balance of the purchase price to be provided as buyer equity. A rare opportunity for an owner user, 1031 exchange investor, or conventional investor to own one of the city's most compelling view properties with unmatched income potential, all while at one of the best prices for an architectural masterpiece home in the Sunset Strip.

Built in 1951

Essential Information

MLS® #	25553457
Price	\$6,195,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,667
Acres	0.38
Year Built	1951
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Oliver Thornton
Listing Office	Hollywood Estates

Community Information

Address	1565 Haslam Terrace
Area	C03 - Sunset Strip - Hollywood Hills West
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90069

Amenities

Parking Spaces	5
Parking	Driveway, Attached Carport, Carport
Garages	Driveway, Attached Carport, Carport
View	City Lights, Mountain(s), Panoramic, Ocean, Pool
Has Pool	Yes
Pool	Heated, In Ground, Private

Exterior

Exterior Features	Fire Pit
-------------------	----------

Interior

Interior	Tile, Wood
Appliances	Dishwasher, Microwave, Refrigerator, Dryer, Washer, Barbecue
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Stories	2
Stories	Two

Additional Information

Date Listed	July 8th, 2025
Days on Market	99
Zoning	LARE11
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of December 14th, 2025 at 2:25pm 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.