

\$3,199,000 - 3055 Nichols Canyon Road, Los Angeles

MLS® #25556921

\$3,199,000

5 Bedroom, 4.00 Bathroom, 2,923 sqft
Residential on 0 Acres

N/A, Los Angeles,

REDUCED! Elegant, secluded, and tastefully redone, this mid-century modern home is located in the exclusive Nichols Canyon "Colony". Rarely is one afforded the opportunity to acquire a property in this enclave. Secure and far from the city noise, the property is just minutes away from the vibrant Sunset Blvd or the heart of Studio City. Hidden from the street behind soaring hedges, this property offers its residents both a refined and private sanctuary. Additionally, this warm home is one of the few in the neighborhood to offer a large grassy front yard, a colorful garden, and a large outdoor patio for summer dinners while overlooking the sparkling pool and spa. Inside, the first floor features a living room, complete with limestone fireplace, an open dining room and a huge chef's kitchen boasting Carrera marble counters, Subzero and Viking stainless steel appliances as well as a large kitchen island with built-in seating and reverse osmosis filter at kitchen sink. Upstairs, the stunning master suite boasts a walk-in closet with a luxurious master bath and a balcony overlooking the lush yard and heated pool. The second floor also provides two additional baths one with steam shower and four bedrooms, one of which is set up as a large den/family room or theater. There is a 2 car garage with massive closets for storage, a Tesla charging system and security cameras. This home has it all, it is turnkey and ready to move in. This property affords its residents the feeling of being in the countryside while central



to everything Los Angeles has to offer.

Built in 1964

Essential Information

| | |
|----------------|--------------------------|
| MLS® # | 25556921 |
| Price | \$3,199,000 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 2,923 |
| Acres | 0.17 |
| Year Built | 1964 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Style | Mid-Century Modern |
| Status | Closed |
| Listing Agent | Gregory D'angelo |
| Listing Office | Real Estate eBroker Inc. |

Community Information

| | |
|-------------|---|
| Address | 3055 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 | Direct Access, Driveway, Garage, Private |
| # of Garages | 2 |
| Garages | Direct Access, Driveway, Garage, Private |
| View | Panoramic, Canyon, Pool |
| Has Pool | Yes |
| Pool | In Ground, Private |
| Security | Carbon Monoxide Detector(s), Fire Detection System, Smoke Detector(s) |

Exterior

| | |
|-------------------|---|
| Exterior | Stucco |
| Exterior Features | Koi Pond |
| Lot Description | Back Yard, Lawn, Front Yard, Landscaped, Yard |
| Windows | Double Pane Windows, French/Mullioned |
| Construction | Stucco |
| Foundation | Slab |

Interior

| | |
|-------------------|--|
| Interior | Wood |
| Interior Features | Breakfast Bar |
| Appliances | Disposal, Dryer, Range, Range Hood, Refrigerator, Washer |
| Heating | Central |
| Cooling | Central Air |
| Fireplace | Yes |
| Fireplaces | Living Room |
| # of Stories | 2 |
| Stories | Two |

Additional Information

| | |
|-----------------|-----------------|
| Date Listed | June 24th, 2025 |
| Days on Market | 62 |
| Zoning | LARE15 |
| Short Sale | N |
| RE / Bank Owned | N |

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