

\$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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