

\$1,699,000 - 4185 Holly Knoll Drive, Los Angeles

MLS® #25560767

\$1,699,000

2 Bedroom, 2.00 Bathroom, 1,823 sqft

Residential on 0 Acres

N/A, Los Angeles,

ATTENTION INVESTORS, FLIPPERS, OWNER USERS. Incredible opportunity to get into a view property in the highly desirable Los Feliz Knolls. Owned by the same family for nearly 75 years and on the market for the very first time, this charming circa 1951 two-story ranch rests on an oversized 10,500+ sq ft gentle sloping lot with impressive views from East Hollywood to Century City and beyond. Offering a two story layout with great possibilities, the main entry level features a galley style kitchen, separate formal dining room, cozy den, and spacious living rooms all with the potential of being one and having explosive city light views while flowing to an exterior deck. There's also an upstairs primary bedroom with a sizable closet and an adjacent full bath with shower over tub. Downstairs, there's a spacious bedroom and bath, with access to a small concrete pad for al fresco dining and the best part of all, a nearly 400 sq ft basement/bonus space fully framed and ready to be easily converted to a luxurious primary bedroom and spa bath, which would bring the total square footage to over 2200 square feet. Outside, the possibilities are endless: plenty of room to terrace for beautiful gardens, pool and spa, outdoor living areas, and the upper view-facing deck for magical sunsets. Spacious 2 car garage and additional off-street parking. Located just around the corner from top rated Franklin Elementary, minutes from Griffith Park, Los Feliz Village, and Silver Lake hotspots and more. This is a



rare chance to own a hidden gem in one of LA's most desirable hillside enclaves, Franklin Hills.

Built in 1952

Essential Information

MLS® #	25560767
Price	\$1,699,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,823
Acres	0.24
Year Built	1952
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed
Listing Agent	Alan Taylor
Listing Office	Compass

Community Information

Address	4185 Holly Knoll Drive
Area	637 - Los Feliz
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90027

Amenities

Parking Spaces	2
Parking	Door-Multi, Garage
Garages	Door-Multi, Garage
View	City Lights, Mountain(s), Panoramic
Pool	None

Interior

Interior	Tile, Wood
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Appliances	Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two, One

Additional Information

Date Listed	July 8th, 2025
Days on Market	15
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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