

# \$2,995,000 - 1231 Hilddale Avenue, Los Angeles

MLS® #25561247

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## \$2,995,000

2 Bedroom, 2.00 Bathroom, 2,015 sqft  
Residential on 0 Acres

N/A, Los Angeles,

Welcome to a hidden gem conveniently located above the Sunset Strip. Tucked behind private gates and surrounded by beautifully landscaped gardens, this home offers exceptional privacy, refined design, and effortless indoor-outdoor flow. Step inside this 1920's California cottage that blends historic character with a re-imagined open layout. An inviting living room with pleasant views is centered around a traditional marble fireplace and opens out to an enchanting covered veranda providing an ideal spot for morning coffee or evening cocktails. The dining room is surrounded by walls of glass overlooking peaceful garden views, perfect for intimate gatherings or festive dinners. The heart of the home is the cook's kitchen combining beauty with functionality and featuring quartz countertops, shaker cabinetry, center island and built in appliances including a Sub-Zero fridge. A bookcase-lined guest bedroom and bathroom complete the home's main level. An extra large Primary Suite spans the entire second floor with vaulted beamed ceilings, panoramic views, and a cozy office nook with bay window provides an inspiring work-from-home space. The luxurious en-suite bath includes dual sinks, a soaking tub, and separate walk-in shower. The impressive grounds are a masterclass in curated outdoor living. Enjoy the lush gardens, winding stone pathways, tranquil fountains and thoughtfully designed outdoor living spaces. Entertain effortlessly outdoors with a Wolf-equipped



built-in grilling station, stone fire pit and distinctive Hollywood Regency style pavilion that is perfect for al fresco dining or starlit gatherings. This home is located moments from West Hollywood, Beverly Hills and LA's premier dining, shopping and entertainment. This is more than a home - it's a retreat. Escape the city without leaving it.

Built in 1922

**Essential Information**

MLS® #	25561247
Price	\$2,995,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	2,015
Acres	0.18
Year Built	1922
Type	Residential
Sub-Type	Single Family Residence
Style	Cottage
Status	Closed
Listing Agent	Jim Noonan
Listing Office	Coldwell Banker Realty

**Community Information**

Address	1231 Hilldale Avenue
Area	C03 - Sunset Strip - Hollywood Hills West
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90069

**Amenities**

Parking Spaces	2
# of Garages	1
View	City Lights, Panoramic

Has Pool	Yes
Pool	Permits

## Interior

Interior	Carpet, Wood
Interior Features	Dressing Area
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

## Additional Information

Date Listed	July 11th, 2025
Days on Market	12
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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