

# \$3,395,000 - 8446 Kirkwood Drive, Los Angeles

MLS® #25566749

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**\$3,395,000**

5 Bedroom, 5.00 Bathroom, 3,257 sqft  
Residential on 0 Acres

N/A, Los Angeles,

Tucked away in the iconic hills of Laurel Canyon, this newly rebranded architectural estate delivers a bold yet refined take on elevated California living. Blending privacy, sophistication, and an effortless indoor-outdoor flow, the home offers a one-of-a-kind sanctuary just minutes from the energy of the Sunset Strip. With five bedrooms and a thoughtfully redesigned layout, every inch of this gated property feels intentional, inviting, and ready to impress. Step into the light-filled interiors where soaring double-height windows and a sleek floating staircase welcome you. The main level features an inviting living room bathed in natural light, ideal for hosting guests. Upstairs, a spacious great room combines living and dining areas with a cozy fireplace and expansive windows offering sweeping hillside views. The chef's kitchen is a culinary masterpiece, featuring a generous waterfall island, breakfast bar, and elegant stainless steel appliances complemented by a sophisticated mix of light and dark wood accents. Fold-away glass doors open to a private backyard sanctuary, complete with a resort-style pool, sun-drenched terraces, and an outdoor fireplace perfect for both relaxing and entertaining. The primary suite is a haven of tranquility, boasting dual walk-in closets, a luxurious spa-style bath with a freestanding soaking tub, and direct access to the pool terrace. Additional highlights include versatile bedrooms that can serve as the perfect home



office, theater, game room, or gym, each with its own unique design, and four and a half tastefully appointed baths. Other notable features include covered parking for one car and gated parking for up to four vehicles, an advanced network system, full Sonos multi-room audio, and complete home automation compatible with Apple HomeKit, with options for upgrading to Savant or Control4 systems. Enjoy the convenience of this exclusive hillside location, just minutes away from Laurel Canyon Blvd and the vibrant entertainment, dining, and shopping options of the Sunset Strip.

Built in 1996

## Essential Information

MLS® #	25566749
Price	\$3,395,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,257
Acres	0.16
Year Built	1996
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Kevin Stewart
Listing Office	The Agency

## Community Information

Address	8446 Kirkwood Drive
Area	C03 - Sunset Strip - Hollywood Hills West
Subdivision	N/A
City	Los Angeles
County	Los Angeles

Zip Code	90046
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## Amenities

Parking Spaces	4
Parking	Driveway, Private
Garages	Driveway, Private
View	City Lights, Hills, Mountain(s), Pool, Trees/Woods
Has Pool	Yes
Pool	In Ground
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Interior

Interior	Wood
Interior Features	Breakfast Bar, Separate/Formal Dining Room, Eat-in Kitchen, Open Floorplan, Walk-In Closet(s), High Ceilings
Appliances	Barbecue, Dishwasher, Refrigerator, Range Hood, Dryer, Washer, Oven
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Multi/Split

## Additional Information

Date Listed	July 17th, 2025
Days on Market	163
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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