

\$2,250,000 - 8805 Lookout Mountain Avenue, Los Angeles

MLS® #25580875

\$2,250,000

3 Bedroom, 3.00 Bathroom, 1,279 sqft

Residential on 0 Acres

N/A, Los Angeles,

Hidden up a long, private drive lies a hidden treasure with a storied Hollywood past. Once the home and studio of artist and award-winning costume designer, Theadora Van Runkle best known for Bonnie and Clyde, The Godfather II, Myra Breckinridge and other major films, this enchanting jewel box compound radiates creativity, legacy, and magic. Perfectly situated on over 1/3 acre, the land is remarkably flat - a rare find in Laurel Canyon. The main residence feels timeless and ethereal, boasting a beautifully updated kitchen and primary bathroom adorned with original details, stained glass, and elegant finishes. An attached artist's studio is marvelously set at the base of a 30-foot wine barrel, and a separate casita offers a serene retreat for guests. The grounds are whimsical and magical; a nature sanctuary where imagination knows no bounds. New outdoor kitchen, enchanting archways and paths, expansive decks with sweeping canyon views and paved, off-street parking for several cars make for effortless entertaining. Previously a social haven for cultural luminaries such as Joni Mitchell, Jim Morrison, Frank Zappa and John Lennon, this home has captivating creative energy that still lingers in the air. Whether seeking a peaceful retreat, space to collaborate, or a unique blend of nature and urban convenience, this property has it all. Located in the Wonderland School District with easy access to the vibrant Sunset scene, Hollywood Blvd, Mulholland, Ventura Blvd, and



Studio City. A diamond in the rough, this is an opportunity rarely found and not to be missed!

Built in 1936

Essential Information

MLS® #	25580875
Price	\$2,250,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Square Footage	1,279
Acres	0.43
Year Built	1936
Type	Residential
Sub-Type	Single Family Residence
Style	Cottage
Status	Closed
Listing Agent	Madeline Goldberg
Listing Office	Compass

Community Information

Address	8805 Lookout Mountain Avenue
Area	C03 - Sunset Strip - Hollywood Hills West
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90046

Amenities

Parking Spaces	5
Parking	Concrete, Covered, Garage, Guest
Garages	Concrete, Covered, Garage, Guest
View	Canyon
Pool	None

Interior

Interior	Tile, Wood
Interior Features	Loft

Appliances	Dryer, Barbecue
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Bonus Room, Guest Accommodations
# of Stories	1
Stories	One

Additional Information

Date Listed	August 20th, 2025
Days on Market	14
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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