

\$2,888,000 - 2276 La Granada Drive, Los Angeles

MLS® #25582071

\$2,888,000

4 Bedroom, 3.00 Bathroom, 2,415 sqft
Residential on 0 Acres

N/A, Los Angeles,

CASA LA GRANADA: Iconic Spanish Colonial Revival Estate in Hollywood Dell Discover the epitome of luxury living at CASA LA GRANADA. Nestled behind private gates in the highly sought-after Hollywood Dell neighborhood of the Hollywood Hills. Set on a generous 9,249 sq. ft. lot, this meticulously preserved 1923 masterpiece blends old Hollywood glamour with modern sophistication, offering unmatched privacy, prestige, and an illustrious Hollywood pedigree - previously home to legends like John Paul Getty III and Richard Simmons. This exceptional 4-bedroom, 3-bathroom, 2,415 sq. ft. gated estate is complete with a swimmer's pool featuring a wave generator, a standing-sized spa, and a detached 2-car garage with private alley access. The designer chef's kitchen is outfitted with Thermador Professional stainless steel appliances and sleek stone countertops. Throughout the home, you'll find historic architectural details that preserve the charm and integrity of the original design. Step through the grand entry and ascend a dramatic staircase, passing lush landscaping and a sparkling front-facing pool, perfect for entertaining or relaxing in total seclusion. The sun-drenched living room boasts soaring coved ceilings, original floor-to-ceiling windows, and a stunning tiled fireplace, all of which create an inviting ambiance for gatherings. Host unforgettable dinner parties in the formal dining room, seamlessly connected to the pool area for



effortless indoor-outdoor living -- an entertainer's dream. The fully renovated chef's kitchen boasts high-end stainless steel appliances, bar seating, and a stylish coffee bar, ideal for both everyday living and entertaining. The flexible floor plan includes a spacious main-level guest suite, a designer bathroom, and a separate office framed by vintage windows ideal for today's work-from-home lifestyle. Upstairs, the primary suite offers a private elevator to the ground floor, while a guest bedroom opens to a private rooftop deck with breathtaking views. Throughout the home, authentic period details shine. Hardwood floors, plaster walls, handcrafted doors and windows, and a classic tiled roof all speak to the elegance of true 1920s craftsmanship. Outdoors, enjoy California living at its finest with an entertainer's outdoor kitchen, mature landscaping, a fenced-in yard, and multiple serene lounging areas perfect for alfresco dining and relaxation. Located minutes from Lake Hollywood hiking trails, Beachwood Canyon, Franklin Village, world-class studios, Downtown LA, and the San Fernando Valley, CASA LA GRANADA offers the ultimate Hollywood Hills lifestyle in one of Los Angeles' most coveted and exclusive neighborhoods. Don't miss this rare opportunity to own a true piece of Hollywood history. A timeless estate that combines classic Spanish architecture with contemporary luxury. Schedule your private showing today and experience the magic of CASA LA GRANADA.

Built in 1923

Essential Information

MLS® #	25582071
Price	\$2,888,000
Bedrooms	4

Bathrooms	3.00
Full Baths	1
Square Footage	2,415
Acres	0.21
Year Built	1923
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Melissa Zee
Listing Office	Keller Williams Beverly Hills

Community Information

Address	2276 La Granada Drive
Area	C30 - Hollywood Hills East
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90068

Amenities

Parking Spaces	4
Parking	Concrete
# of Garages	2
Garages	Concrete
View	City Lights, Pool, Pond
Has Pool	Yes
Pool	In Ground, Private, Filtered, Gunite, Heated, Lap, Salt Water, See Remarks, Solar Heat, Waterfall
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Gated Community

Exterior

Exterior	Stucco
Exterior Features	Koi Pond
Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Yard
Windows	Double Pane Windows, Skylight(s), French/Mullioned, Garden Window(s)
Roof	Tile
Construction	Stucco
Foundation	Permanent, Raised

Interior

Interior	Tile, Wood, Stone
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, Eat-in Kitchen, High Ceilings, Open Floorplan, Recessed Lighting, Walk-In Closet(s), Attic, Dressing Area, Elevator, Storage, Utility Room
Appliances	Barbecue, Dishwasher, Gas Cooktop, Disposal, Gas Range, Microwave, Refrigerator, Range Hood, Vented Exhaust Fan, Dryer, Washer, Built-In, Double Oven, Electric Oven, Self Cleaning Oven, Warming Drawer
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room, Wood Burning, Multi-Sided, Outside, Raised Hearth, See Through
# of Stories	2
Stories	Two

Additional Information

Date Listed	August 22nd, 2025
Days on Market	63
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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