

\$2,290,000 - 8280 Grand View Drive, Los Angeles

MLS® #25594827

\$2,290,000

3 Bedroom, 4.00 Bathroom, 2,309 sqft

Residential on 0 Acres

N/A, Los Angeles,

Stop the scroll and bathe in dramatic views in this Laurel Canyon luxe retreat! This newly reimagined Spanish 3-bedroom, 3.5-bath retreat offers 2,309 square feet of elevated living, blending timeless charm with modern sophistication. Arrive through a private gated drive and leave the world behind. Inside, the vaulted great room welcomes with airy proportions and natural light. The chef's kitchen is a true centerpiece, anchored by an expansive waterfall island perfect for gatherings. Custom white oak cabinetry, quartz counters, under-cabinet lighting, and brand-new stainless appliances make this space as functional as it is beautiful. The living room impresses with soaring ceilings and walls of glass, where French doors seamlessly dissolve indoor and outdoor boundaries. A sleek fireplace and warm oak accents create a setting equally suited for entertaining or quiet evenings at home. The entire third level is devoted to the primary suite, a private sanctuary above a crooning canyon. Floor-to-ceiling windows frame sweeping views, while a private balcony captures the glow of dawn. A vaulted wood-clad ceiling, fireplace, and spa-like bath with book-matched marble, dual vanities, glass-enclosed shower, freestanding tub, and freestanding sauna complete the retreat- you can literally bathe in the LA city skyline from the window in your primary shower! On the lower level, a versatile studio and dedicated screening room provide creative and practical flexibility, complemented



by additional bedrooms and baths for family or guests. Multiple terraces and balconies extend the living space outdoors, connected by a striking spiral staircase. Whether for sunset cocktails or stargazing, each space offers a new perspective of the canyon and city skyline. Numerous thoughtful updates include engineered hardwood floors and custom tile floors, custom lighting, refreshed baths and high-end fixtures, dual staircases, remodeled powder room, central HVAC, upgraded energy, efficient windows and doors, and the added security of a privately gated entry shared with two neighboring homes. This refined yet welcoming residence is a turnkey showcase in one of Hollywood Hills West's most coveted enclaves. Just down the hill, the legendary spirit of Laurel Canyon awaits mornings at the Country Store, evenings at Pace, or the dining, shopping, and nightlife of nearby West Hollywood and the Sunset Strip. Privacy, space, serenity, and creativity await you! Welcome home!

Built in 1981

Essential Information

MLS® #	25594827
Price	\$2,290,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,309
Acres	0.11
Year Built	1981
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Emily Sinclair

Listing Office ACME Real Estate

Community Information

Address	8280 Grand View Drive
Area	C03 - Sunset Strip - Hollywood Hills West
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90046

Amenities

Parking Spaces	2
Parking	Door-Multi, Garage
Garages	Door-Multi, Garage
View	City Lights, Canyon, Hills
Pool	None
Security	Security Gate

Exterior

Windows	Double Pane Windows
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Interior

Interior	Tile
Interior Features	Multiple Staircases, Open Floorplan, Dressing Area
Appliances	Dishwasher, Range
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	3
Stories	Multi/Split

Additional Information

Date Listed	September 19th, 2025
Days on Market	12
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of February 12th, 2026 at 6:50am PST.

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