

\$2,100,000 - 8847 Appian Way, Los Angeles

MLS® #25598923

\$2,100,000

3 Bedroom, 4.00 Bathroom, 4,000 sqft
Residential on 0 Acres

N/A, Los Angeles,

High up in the Hollywood Hills West, on a celebrity lined street, this private apx 4,000 sq ft hillside retreat offers modern sophistication with sweeping views of the city, mountains, and the iconic Hollywood sign - just minutes from the flats of West Hollywood, the legendary Sunset Strip, Studio City, and close to everything of interest. A dramatic entry courtyard, complete with Italian Cypress, lavender, and a custom fountain, sets the stage. Inside, soaring 14-foot ceilings and designer details - including Fornasetti and Scalamandre wall-coverings, Ralph Lauren and Jonathan Adler lighting throughout, oak floors, and George Nelson pendants - create a refined yet inviting atmosphere. The open living and dining areas flow seamlessly to expansive terraces designed for entertaining. A chef's kitchen boasts a glass-door Sub-Zero refrigerator, Viking appliances, and generous counter space. Multiple outdoor dining and lounging areas are enhanced by a fireplace, outdoor kitchen, and fruiting lemon trees. Three spacious ensuite bedrooms each feature walk-in closets and stunning views. Dual primary suites offer fireplaces, steam showers, and private balconies, while a separate staircase leads to a third ensuite bedroom and a custom loft. A den/screening room with surround sound and fireplace completes the interior. Outdoors, meandering stone pathways lead to a half basketball court under custom lighting - perfect for recreation or gatherings. A two-car garage, natural light



throughout, and layered landscaping enhance this hillside oasis. Located within the award-winning Wonderland School District, this property offers privacy, style, and an entertainer's dream setting in the heart of the Hollywood Hills.

Built in 1990

Essential Information

MLS® #	25598923
Price	\$2,100,000
Bedrooms	3
Bathrooms	4.00
Full Baths	4
Square Footage	4,000
Acres	0.16
Year Built	1990
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Mila Walker
Listing Office	Revel Real Estate

Community Information

Address	8847 Appian Way
Area	C03 - Sunset Strip - Hollywood Hills West
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90046

Amenities

Parking Spaces	2
Parking	Garage, Door-Multi
Garages	Garage, Door-Multi
View	City Lights, Mountain(s), Landmark
Pool	None

Interior

Interior	Carpet, Tile, Wood
Interior Features	Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Refrigerator, Dryer, Washer, Barbecue
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room, Den, Outside
# of Stories	2
Stories	Two

Additional Information

Date Listed	October 7th, 2025
Days on Market	4
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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