

\$1,195,000 - 8455 Fountain Avenue # 409, West Hollywood

MLS® #25600897

\$1,195,000

3 Bedroom, 3.00 Bathroom, 1,914 sqft
Residential on 2 Acres

N/A, West Hollywood,

Discover the perfect blend of charm and modern comfort in one of West Hollywood's largest single level condominiums! A tranquil retreat just moments from the iconic Sunset Strip, this residence offers nearly 2,000 square feet of updated living space that is perfectly designed for both everyday living and effortless entertaining. Step through double doors into a bright and airy sunken living room where dual sliding doors frame the fireplace and open to a private balcony. The entertainment space flows seamlessly into a formal dining room and kitchen featuring an additional breakfast nook and wine fridge. Down the hall, you will find three comfortable bedrooms and bathrooms, including an expansive primary suite that boasts two large walk-in closets and a spa inspired bath with dual vanities. Natural light fills the home from windows on both sides, and with only one shared wall (kitchen), privacy is maximized. Enjoy resort style living with every convenience at your fingertips: in-unit laundry, same floor side-by-side parking, private storage room, abundant guest parking, and building amenities including a pool, multiple jacuzzis, saunas, lounge areas, fitness center, pool room, and clubhouse. Thoughtful upgrades include a new HVAC system (2024), smart thermostat, recessed lighting, an updated electrical panel, along with numerous enhancements since 2021. HOA dues cover amenities, water, sewer, trash, building maintenance, and earthquake insurance. This



is an exceptional property in an unbeatable location, just moments from the very best shopping, dining, and entertainment West Hollywood has to offer.

Built in 1975

Essential Information

| | |
|----------------|------------------------|
| MLS® # | 25600897 |
| Price | \$1,195,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,914 |
| Acres | 1.96 |
| Year Built | 1975 |
| Type | Residential |
| Sub-Type | Condominium |
| Style | Contemporary |
| Status | Closed |
| Listing Agent | Chloe De Verrier |
| Listing Office | Coldwell Banker Realty |

Community Information

| | |
|-------------|-------------------------------|
| Address | 8455 Fountain Avenue # 409 |
| Area | C10 - West Hollywood Vicinity |
| Subdivision | N/A |
| City | West Hollywood |
| County | Los Angeles |
| Zip Code | 90069 |

Amenities

| | |
|----------------|---|
| Amenities | Billiard Room, Clubhouse, Pool, Recreation Room, Spa/Hot Tub, Sauna |
| Parking Spaces | 2 |
| Parking | Assigned, Covered, Door-Multi, Garage, Guest, Electric Gate, Side By Side |
| Garages | Assigned, Covered, Door-Multi, Garage, Guest, Electric Gate, Side By Side |
| View | Courtyard |
| Has Pool | Yes |
| Pool | Association |

Security Security Gate

Interior

Interior Wood
Interior Features Walk-In Closet(s)
Appliances Dishwasher, Microwave, Refrigerator, Dryer, Washer
Heating Central
Cooling Central Air
Fireplace Yes
Fireplaces Living Room
of Stories 1
Stories One

Additional Information

Date Listed October 3rd, 2025
Days on Market 19
Zoning WDR4*
Short Sale N
RE / Bank Owned N

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