

# \$2,195,000 - 2965 Passmore Drive, Los Angeles

MLS® #26640687

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## \$2,195,000

4 Bedroom, 4.00 Bathroom, 3,540 sqft  
Residential on 0 Acres

N/A, Los Angeles,

Thoughtfully redesigned for modern hillside living, this Hollywood Hills residence balances clean architectural lines, abundant natural light, and a calm, private setting moments from the city. This four-bedroom, four-bath residence with a dedicated office has been completely reimagined, emphasizing volume, openness, and a seamless connection to its natural surroundings. The main level unfolds into an expansive open-concept layout where the kitchen, living, and dining spaces flow effortlessly beneath soaring double-height ceilings. Oversized windows and architectural wood beams flood the interiors with natural light while framing sweeping canyon, mountain, and city views. A restrained, modern palette anchors the home, with hardwood flooring throughout, matte black cabinetry, a stone backsplash, and oak open shelving, creating a sophisticated yet inviting atmosphere. Multiple private patios and terraces extend the living space outdoors, reinforcing a seamless indoor-outdoor lifestyle. Upstairs, a versatile loft offers flexibility as a family room or media lounge. The primary suite is a true retreat, featuring vaulted ceilings, a fireplace, a spa-inspired bath, and a private balcony overlooking Griffith Park and the iconic Hollywood Sign. Two additional bedrooms enjoy tranquil views of the secluded backyard, offering a quiet escape. A deck with hot tub and fire pit creates an elevated outdoor living experience, perfect for relaxing or entertaining. Completing the property is a



two-car garage with direct access. Located just minutes from West Hollywood, Universal Studios, and the Hollywood Bowl, this turn-key residence offers a rare balance of privacy, design integrity, and proximity to scenic hiking trails, and world-class dining and shopping.

Built in 1981

### Essential Information

MLS® #	26640687
Price	\$2,195,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,540
Acres	0.12
Year Built	1981
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Gina Dickerson
Listing Office	Westside Estate Agency Inc.

### Community Information

Address	2965 Passmore Drive
Area	C03 - Sunset Strip - Hollywood Hills West
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90068

### Amenities

Parking Spaces	4
Parking	Door-Multi, Driveway, Garage
# of Garages	2
Garages	Door-Multi, Driveway, Garage

View	Canyon, Trees/Woods, Hills, Landmark
Pool	None
Security	Key Card Entry

## **Exterior**

Exterior Features	Fire Pit
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## **Interior**

Interior	Wood
Interior Features	Walk-In Closet(s), Beamed Ceilings, Breakfast Bar, Loft
Appliances	Dishwasher, Disposal, Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	4
Stories	Multi/Split

## **Additional Information**

Date Listed	January 22nd, 2026
Days on Market	11
Zoning	LARE15
Short Sale	N
RE / Bank Owned	N

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