

\$1,997,500 - 6438 Georgius Way, Los Angeles

MLS® #OC24230974

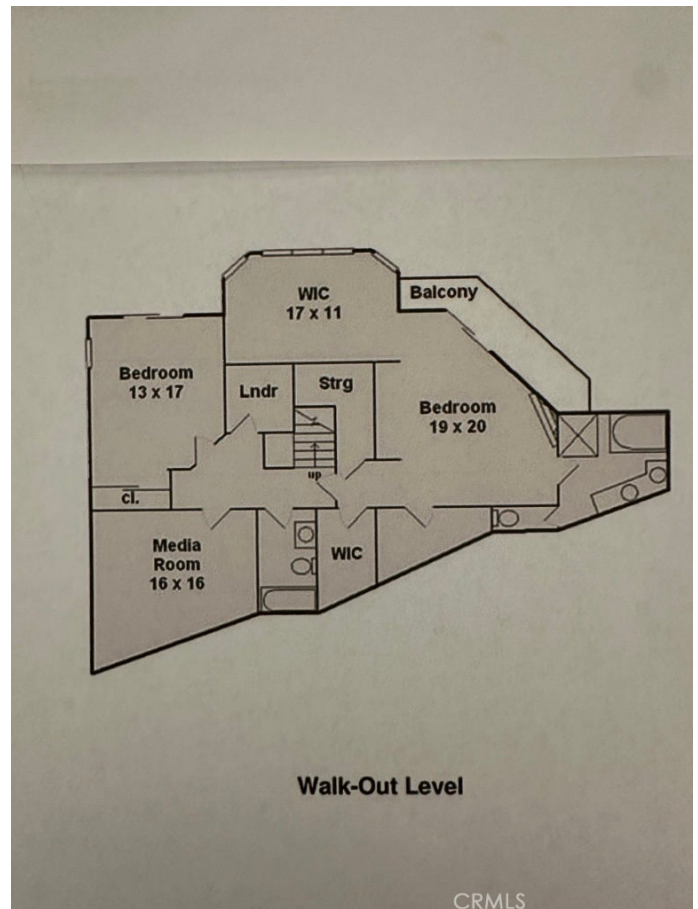
\$1,997,500

5 Bedroom, 5.00 Bathroom, 4,151 sqft

Residential on 0 Acres

N/A, Los Angeles,

Hollywood Hills East at its best. A renovation dream...Half of the work is done with 50% of the property is now down to studs and ready for your own vision. This property had water intrusion last year in 2023 due to two trees along Holly and Old Dell knocking out the power up on the hill...BTW time the power came back on, the sump pumps did not come back on due to a electrical short. Most of the pictures are before the water damage with a few current pictures at bottom of picture feed. All SS appliances are in storage and included. It has big views of the valley toward Santa Monica and on clear days can see the ocean in the distance, which is approximately 12 miles as the crow flies. This light and bright property at the top of the hill is located about 200 yards from the Hollywood Reservoir gate and the 3.5 mile trail around the lake. In addition, you can take the East trail all the way to the Hollywood Sign and even catch the trail to the Griffith Observatory. To further accentuate this valuable location, Georgius Way is a short CDS with only 3 homes and 2 large lots at end of the street. Also, all homes were built by the same builder who specializes in the Hollywood Hills. To get to more specifics, this property has 4 bedrooms and 5 baths. (4th bedroom is presently used as an office) This 3 level property is built into the hillside and has expansive views from every level. The top level has a 3 car garage and formal entry with stacked stone and waterfall. with a large private junior master with jetted



tub and sauna. As you go down, you enter the main living area that encompasses a highly upgraded kitchen with GE Monogram SS appliances, Family room, dining room and office/bedroom option. The final level has the primary suite with fireplace, large office/library/yoga room, beautiful master bath, secondary bedroomâ€”Finally as you ascend down to the ground level, there is a half bath, wine cellar with tasting room, entertainment yard with artificial turf area that has been engineered and reinforced for a future pool. Quick note, this highly desirable location is approximately 5 min or 1.5 miles from 101 Freeway ramp and approximately 2 miles or 8 min to Pantages Theatre and Hollywood Bowl. (Inside pictures are in order of top level, then main level, then bottom level and then backyard deck area and wine cellar...then down to expansive lower area with pergola/fire pit and artificial turf area that has been engineered and permitted for a pool per builder).

Built in 2007

Essential Information

MLS® #	OC24230974
Price	\$1,997,500
Bedrooms	5
Bathrooms	5.00
Full Baths	3
Half Baths	1
Square Footage	4,151
Acres	0.15
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Tom Franco

Listing Office Harcourts Prime Properties

Community Information

Address 6438 Georgius Way
Area C30 - Hollywood Hills East
Subdivision N/A
City Los Angeles
County Los Angeles
Zip Code 90068

Amenities

Utilities Cable Connected, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces 3
of Garages 3
View Canyon, Hills, Ocean, Panoramic
Pool None

Exterior

Exterior Copper Plumbing
Exterior Features Barbecue
Lot Description Back Yard, Sprinkler System, Steep Slope, TwentySixToThirtyUnitsAcre, Value In Land, Yard
Windows Plantation Shutters, Tinted Windows
Roof Flat
Construction Copper Plumbing

Interior

Interior See Remarks, Wood
Interior Features Ceiling Fan(s), Balcony, Breakfast Bar, High Ceilings, Main Level Primary, Separate/Formal Dining Room, Storage, Tandem, Walk-In Pantry
Appliances Convection Oven, Dishwasher, Electric Range, Gas Range, Microwave, Sump Pump, Water Heater
Heating Central, Forced Air
Cooling Central Air, Gas
Fireplace Yes
Fireplaces Dining Room, Family Room, Kitchen, Living Room, Primary Bedroom
of Stories 3
Stories Three Or More

School Information

District Los Angeles Unified

Additional Information

Date Listed November 9th, 2024
Days on Market 190
Zoning LAR1
Short Sale N
RE / Bank Owned N

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