

# \$1,599,000 - 12160 Keswick Street, North Hollywood

MLS® #SR25126482

**\$1,599,000**

3 Bedroom, 5.00 Bathroom, 2,332 sqft

Residential on 0 Acres

N/A, North Hollywood,

This bold European modern estate in North Hollywood is a true architectural statement. Privately gated and finished in crisp black-and-white tones with presidential roof shingles, it delivers immediate impact. A grand glass pivot door ushers you into an expansive 2,332 square foot open concept interior defined by custom tray ceilings, ambient LED strip lighting, recessed lighting, designer tile flooring, and minimalist infinity vents with integrated speakers seamlessly merging innovation and design. The custom chefâ€™s kitchen features sophisticated two-tone cabinetry, a dramatic 12-foot waterfall island with extensive built-in storage, Taj Mahal countertops, a built-in stainless steel refrigerator, Miele appliances, and a disappearing pocket door for uninterrupted flow. The living room centers around an abstract fireplace wall with custom shelving and an electric fireplace. The wall extends beyond its frame with backlit LED detailing, creating a striking visual effect and an unforgettable centerpiece. The primary suite offers a private retreat, complete with a custom walk-in closet, spa-inspired bathroom, and full-height sliding glass doors that open to a verdant backyard sanctuary. Three bedrooms and three bathrooms including two en-suite configurations plus a thoughtfully designed powder room, are finished with warm wood floors and designer tilework throughout. The finished garage includes a half bathroom and a discreet laundry area. Both the front and



back yards are meticulously designed with large-format modern pavers, and mature palms all enclosed with clean-lined fencing for enhanced privacy. The backyard evokes a resort-like atmosphere, featuring a shimmering pool, elevated spa, and a 615 square foot pool house designed for versatility and style.

Highlighting the space is an impressive 7-panel, over-30-foot pocket door system that fully stacks at the final panel creating a seamless indoor-outdoor transition. The pool house also features bamboo-style tile in black and gray tones, a fully outfitted custom BBQ center, a full bathroom, and dedicated storage for outdoor essentials. Additionally, the property includes brand-new air conditioning and heating systems, two gas-powered Rinnai tankless water heaters—“one serving the main residence and one for the pool house—and a newly installed roof. Refined, contemporary, and built to impress—“this home redefines European modern living in the heart of North Hollywood.

Built in 1953

## Essential Information

MLS® #	SR25126482
Price	\$1,599,000
Bedrooms	3
Bathrooms	5.00
Full Baths	5
Square Footage	2,332
Acres	0.20
Year Built	1953
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary, Modern
Status	Closed
Listing Agent	Vahan Avanesyan
Listing Office	Pinnacle Estate Properties

## Community Information

Address	12160 Keswick Street
Area	NHO - North Hollywood
Subdivision	N/A
City	North Hollywood
County	Los Angeles
Zip Code	91605

## Amenities

Utilities	Sewer Connected
Parking Spaces	2
Parking	Direct Access, Driveway, Garage
# of Garages	2
Garages	Direct Access, Driveway, Garage
View	None
Has Pool	Yes
Pool	Private

## Exterior

Lot Description	ZeroToOneUnitAcre
Windows	Double Pane Windows
Roof	Shingle

## Interior

Interior	Tile, Wood
Interior Features	Eat-in Kitchen, High Ceilings, Open Floorplan, All Bedrooms Down, Primary Suite
Appliances	Dishwasher, Gas Oven, Gas Range, Refrigerator, Tankless Water Heater, Range Hood
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed June 5th, 2025

Days on Market 3

Zoning LAR1

Short Sale N

RE / Bank Owned N

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