

Laurel Hills home with pool and wide mountain vistas



8636 Edwin Drive, Laurel Hills | \$2,395,000 | 8636Edwin.com

3 BD | 3 BA | 2,595 SF | 15,741 SF Lot | Buyer's agent commission: 2.5%

Privacy and serenity atop the Hollywood Hills, perfectly located between the city and valley, with wide vistas of the hills and snow-covered mountains beyond. Secreted behind a gated drive, on its own plateau, this spacious, sunny residence unfolds with a formal entry and center hall plan leading to a series of inviting public spaces, which include a large living room with fireplace, formal dining room and updated eat-in kitchen with stainless steel appliances, all of which open to a private walled pool and patio area with terrific views. Completing the main level is a $\frac{3}{4}$ guest bath and a large den w/ wet bar (or 4th bedroom/possible bath), also with canyon/city views. The large attached 2 car garage, now used as a bonus room, has been set as a full media lounge, and easily upgraded to expand living space, convert to ADU or other usage. 3 additional spacious bedrooms/2 baths are upstairs, including a generous primary bedroom with en suite bath and ample closets, and panoramic views. The fully gated/fenced grounds include an extra-large 2-3 carport (in addition to the garage), covered studio/workshop/play space, and additional off street paved play and parking areas. Just blocks to Wonderland Ave School/LAUSD Gifted Magnet K-5th, with sidewalk access and underground utility lines. Just minutes to miles of chaparral hiking trails, Tree People, Mulholland Tennis Club, and a short commute to studios on both sides of the hill. Newly refreshed, plus many more perks: electric car charger, security system with cameras, pool solar heating, and other updates. A terrific package, with tons of flexibility and convenience. Not to be missed.



PETER MAURICE
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8636 Edwin Dr
Los Angeles, CA 90046

3 Beds **Baths 3.00 (3F 0T 0H 0Q)** **2,595 Sqft Vendor Enhanced**

Single Family
LP \$2,395,000  **Active**



Area	3 Sunset Strip - Hollywood Hills West
Subdivision	
List Price Per Sqft	\$922.93
Lot Size	15,741/Assessor
HOA Fee 1 & 2	
Land Lease Amt	ignore
MLS#	24-447979
APN	5564-008-040

Directions: South of Mulholland Dr. West of Laurel Canyon Blvd.

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Structure Info	
Year Built/Source	1964/Assessor
View	Canyon, Mountains, City
Stories	2
Guest House	None
PUD	No
Sewer	In Street
Style	Traditional

Land/Lot Info	
Zoning	LARE15
Land Type	
Land Lease Purchase	No
Horse Property	No
Lot Acreage	0.361
Special Zone	Property Report
Addl Parcel	No

Contract Info		DOM 1
List Date	10-03-2024	
List Price	\$2,395,000	
Orig List Price	\$2,395,000	
Status Date	10-03-2024	
Change Date/Type	10-03-2024/New Listing	
Sale Type	Standard	
Seller Concessions?	Yes	
Co-Ownership	No	

Community/Development	
Tax Mello Roos	No
Complex/Assoc Name	
Assoc Amenities	
Assoc Fees Include	
Assoc Pet Rules	
Community Features	
Rental Restrictions	No
Short Term Rentals	
Short Term Rental Duration	

Parking Details	
Parking Type	Carport Attached, Garage, Driveway, Gated
Total Spaces	6
Covered Spaces	4
Uncovered Spaces	2
Garage Spaces	2
Carport Spaces	2

Interior Features	
# Fireplaces/Details	1/Living Room
Furnished	Unfurnished
AC/Cooling	Central, Air Conditioning
Heating	Central
Flooring	Carpet, Hardwood
Laundry	Laundry Area
Equip/Apppl	Built-Ins, Alarm System, Dishwasher, Dryer, Washer, Hood Fan, Garbage Disposal, Range/Oven, Refrigerator, Solar Panels

Exterior Features	
Pool	Solar Heat, In Ground
Spa	None
Tennis/Courts	None
Roofing	Composition Shingle
Fence	Wrought Iron, Block Wall

Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. The property may have video/surveillance devices. VESTAPLUS™ Copyright © 2024 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Peter Maurice CALDRE# 01129738

scan for more info



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