



7555 JALMIA WAY, HOLLYWOOD HILLS - LOWER NICHOLS CANYON

Meticulously updated Mid-Century oasis on a secluded $\frac{3}{4}$ + acre parcel, commanding a sunny plateau in lower Nichols Canyon, at the dead end of a lush green valley. The perfect turnkey compound for anyone seeking a peaceful and soulful retreat, with lots of room to roam. A long semi-private drive leads to the ample, gated motor court, with tall trees and ultimate privacy. As you enter, you will be greeted with walls of glass, tons of daylight, canyon views, and serene, gracious spaces. The first floor features a sprawling open-concept great room/family room/dining room, all spilling out to the pool, patios, gardens and sylvan views; a crisp new kitchen with custom walnut cabinetry, walk-in pantry, arful tile and stone finishes, dining area with custom seating; plus a full guest wing comprised of 3 bedrooms, small study and 2 new gorgeous baths. The primary bedroom with a large adjacent sitting room/office, generous walk-in closet, luxe designer bathroom with floating tub and views, and 2 large view terraces occupies the entire second floor. Impressive, tall sliding glass doors, wood floors, a multitude of new systems, sophisticated art lighting and substantial custom millwork enrich the living spaces to create a singular and beautifully curated home. A rare opportunity to own this one-of-a-kind residence surrounded by nature, yet only minutes from the City.

\$3,995,000 | JalmiaWay.com | MauriceRustad.com



PETER MAURICE 310.623.8819
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7555 Jalmia Way
Los Angeles, CA 90046

**4
Beds**

**Baths 3.00
(3F 0T 0H 0Q)**

**3,402/VN
Sqft**

Single Family
LP \$3,999,000



Expected on Market	
Area	3 Sunset Strip - Hollywood Hills West
Subdivision	
List Price Per Sqft	\$1,175.49
Lot Size	36,519/VN
HOA Fee 1 & 2	
MLS#	21-747040
APN	5571-002-002
OPEN HOUSE 06/15/2021 (11:00AM-2:00PM)	

Directions: Nichols Canyon: Right on Jalmia Way. First left up the semi-private drive. Last house up the hill on the right.

Remarks: Meticulously updated Mid-Century oasis on a secluded + acre parcel, commanding a sunny plateau in lower Nichols Canyon, at the dead end of lush green valley. The perfect turnkey compound for anyone seeking a peaceful and soulful retreat, with lots of room to roam. A long semi-private drive leads to the ample, gated motor court, with tall trees and ultimate privacy. As you enter, you will be greeted with walls of glass, tons of daylight, canyon views, and serene, gracious spaces. The first floor features a sprawling open-concept great room/family room/dining room, all spilling out to the pool, patios, gardens and sylvan views; a crisp new kitchen with custom walnut cabinetry, walk-in pantry, artful tile and stone finishes, dining area with custom seating; plus a full guest wing comprised of 3 bedrooms, small study and 2 new gorgeous baths. The primary bedroom with a large adjacent sitting room/office, generous walk-in closet, luxe designer bathroom with floating tub and views, and 2 large view terraces occupies the entire second floor. Impressive, tall sliding glass doors, wood floors, a multitude of new systems, sophisticated art lighting and substantial custom millwork enrich the living spaces to create a singular and beautifully curated home. A rare opportunity to own this one-of-a-kind residence surrounded by nature, yet only minutes from the City.

Structure Info	
Year Built/Source	1952/Vendor Enhanced
View	Canyon, Tree Top, Trees/Woods
Stories	2
Guest House	None
PUD	No
Sewer	In Street
Style	Mid-Century

Land/Lot Info	
Zoning	LARE11
Land Type	Fee
Land Lease Purchase	No
Horse Property	No
Lot Acreage	0.838
Special Zone	Property Report
Addl Parcel	No

Contract Info	
List Date	06-14-2021
List Price	\$3,999,000
Orig List Price	\$3,999,000
Status Date	06-14-2021
Change Date/Type	06-14-2021/New Listing
Sale Type	Standard
Listing Type	Exclusive Agency
Disclosure	As Is, Listing Broker Advantage

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	Gated, Garage - 2 Car, Driveway, Auto Driveway Gate
Total Spaces	8
Covered Spaces	2
Uncovered Spaces	6
Garage Spaces	2
Carpport Spaces	

Q Showing Info	
Occupancy/Show	Appointment w/List. Office
Contact Name	David@MauriceRustad.com
Contact Phone	
Occupant Type	Owner
Lockbox Location	No Key Safe
Lockbox Type	No Key Safe
Gate Code	

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

Exterior Features	
Pool	In Ground, Solar Heat, Heated
Spa	None
Tennis/Courts	None
Roofing	Flat Roof
Fence	Wood, Chain Link
Laundry	Room

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NOTICE: Due to COVID-19, DOM was frozen and not recorded in the history from March 15, 2020 to July 5, 2020. 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 © 2021 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Peter Maurice CALDRE# 01129738