







7555 JALMIA WAY, HOLLYWOOD HILLS - LOWER NICHOLS CANYON

Meticulously updated Mid-Century oasis on a secluded ¾+ 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, 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.

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

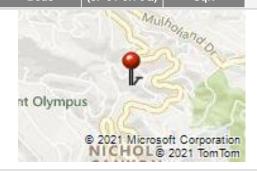




Baths 3.00 (3F 0T 0H 0Q) 3,402/VN Sqft Single Family **LP** \$3,999,000







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	
06-14-2021	
\$3,999,000	
\$3,999,000	
06-14-2021	
06-14-2021/New Listing	
Standard	

Exclusive Agency

As Is, Listing Broker Advantage

Community/Developi	ment
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	
Carport Spaces		

0.01	
Q Showing Info	
Occupancy/Show	Appointment w/List. Office
Contact Name	David@MauriceRustad.co
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/Appl	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

Listing Type

Disclosure

Peter Maurice Rodeo Realty - Beverly Hills DRE#: 00951359 LA1 CALDRE#: 01129738		
Phone / Cell	p: 310-623-8819 / c: 310-623-8819	
Email	Peter@PeterMaurice.com	
Office Phone	310-724-7100 Ext.119	

_	Rodeo Realty - Beverly Hills DRE#: 00951359 LA2 CALDRE#: 01349144		
	Phone / Cell	p: 310-623-8825	
	Email	tregg@treggrustad.com	
	Office Phone	310-724-7100 Ext.125	

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. VESTA PLUS™ Copyright © 2021 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Peter Maurice CALDRE# 01129738

Tregg Rustad