



LUXURY
COLLECTIONSM



2570 Nichols Canyon Road
Hollywood Hills



A magical entertainer's paradise. Romantic, truly special and ultimately private are but a few words that come to mind in describing the wonder of 2570 Nichols Canyon Road, a park-like property spanning about 1.3 acres. Graced by moment after moment of alfresco entertaining spots, this Prime Hollywood Hills urban oasis offers a unique opportunity to enjoy Los Angeles and its year-round temperate climate. Although it feels a million miles away from it, this home is located just mere moments from the city bustle and from its many dining and shopping hot spots.

The architecture itself feels reminiscent of what one might find in the Italian wine country, with its beautiful stone accents and wood floors throughout. Sunlight streams in through its many doors and windows. There's a truly seamless feel from the indoors to the outdoors. Lovely vistas can be viewed from nearly everywhere. The expansive, open floorplan feels even more voluminous and airy with its tall, beamed ceilings enhancing almost every room.





The dream kitchen is served great-room style, with top-tier stainless-steel appliances, a built-in wood-burning pizza oven, a wet-bar, a dry-bar with a wine refrigerator, an oversized center island and a step-down family room with yet another fireplace; it's the ideal spot for casual entertaining with plenty of space for comfortably keeping the chef company and for being together with family and friends.

A 1,300-bottle, temperature-controlled wine room enhances the entertaining area.



The upper portion of the property features an expansive flat area with a sparkling, oversized swimmer's pool and spa, a fire-feature and multiple areas upon which to enjoy this amazing poolside space. This level offers additional potential also for the later development of a possible casita, guest or pool house. The bedroom wing includes a fabulous primary suite opening out

to its own grassy private expanse and patio space, perfect for taking in the sweeping and restorative canyon and mountain vistas. This special suite comes complete with a sitting area, a corner fireplace, a terrific closet and a sumptuous bath featuring dual vanities and an oversized steam shower. There is a secondary bedroom and a potential third bedroom space, currently

used as a den or office.

There's a two-car garage and additional off-street parking plus an upper gated parking area for additional guests attending larger events.

Illuminated by day by the California sun or by evening, by the glow of its warm lighting and flickering firepits, this is an exceptional property not to be missed.





2570NicholsCanyon.com



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PROPERTY FACTS

- 3 Bedrooms
- 3 Bathrooms
- Approximately 1.3 Acre
- Two Adjoining Lots
- Pool & Spa

