

DAVID ROTHBLUM PRESENTS



8184 MANNIX DR. - LOS ANGELES

4 BED 5 BATH DEN 4,747 SQFT 2 CAR GARAGE CITY LIGHT VIEWS

Stunning contemporary showplace situated in a quiet and exclusive pocket of the Hollywood Hills, offering explosive panoramic views of the city lights, canyon, and beyond from virtually every room. Originally built in 2008, renovated in 2021, and spanning approximately 4,747 SQFT across four thoughtfully designed levels, this exceptional 4 bedroom, 4.5 bathroom retreat presents an unparalleled combination of scale, design, and location. A private elevator services all floors, providing effortless accessibility throughout the home - a rare and coveted feature in the hills. The open and airy main living areas are anchored by dramatic Fleetwood sliding glass doors and soaring high ceilings, creating a seamless flow between the interior spaces and the sweeping backdrop. Fireplaces in the living room, dining room, and primary suite add warmth and dimension, while the gourmet kitchen is appointed with Miele appliances, Sub-Zero refrigerator, custom cabinetry, and a large center island - perfect for both everyday living and elegant entertaining. Hardwood floors, Hansgrohe fixtures, and recessed lighting are showcased throughout. The luxurious primary suite offers commanding views, a spacious walk-in closet, and a beautifully appointed en suite bathroom. Two additional bedroom suites occupy the top floor, while a third perfectly suited as a home office or guest suite - is conveniently located on the second level. The idyllic rear grounds feature an expansive deck and a lush grassy area, presenting an exciting opportunity for a potential future pool. Located in the coveted Wonderland Avenue Elementary School District and just minutes from the fine dining, shopping, cafes, and nightlife of Sunset Boulevard, with easy access to Hollywood, the Valley, West Hollywood, Beverly Hills, Downtown LA, studios, and Runyon Canyon. A distinctive residence offering scale, privacy, and design at a compelling value.





DR
DAVID ROTHBLUM
 — REAL ESTATE —

DAVID ROTHBLUM | REMAX ONE

www.DavidRothblum.com

323.487.1155 | DR@MaxOneProperties.com | DRE Lic. # 01332525

All information provided has not been independently verified. The source of the information is not REMAX ONE or its agent and unless otherwise indicated was obtained from title company profiles, public records or seller.