

Hamptons

INTERNATIONAL



1830 N Sierra Bonita Ave, Mount Olympus, CA 90046

£9,810,000

(\$12,900,000)



Property details



Key features

- Sewer: Public
- Special Program: Global Luxury

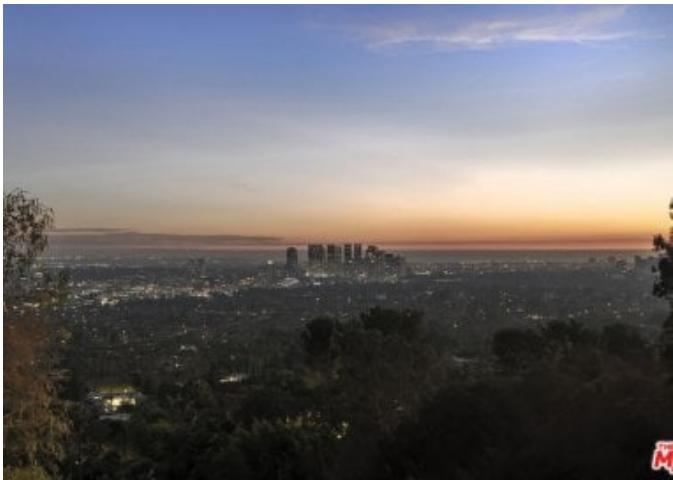
Attributes

-  Sea views
-  With land

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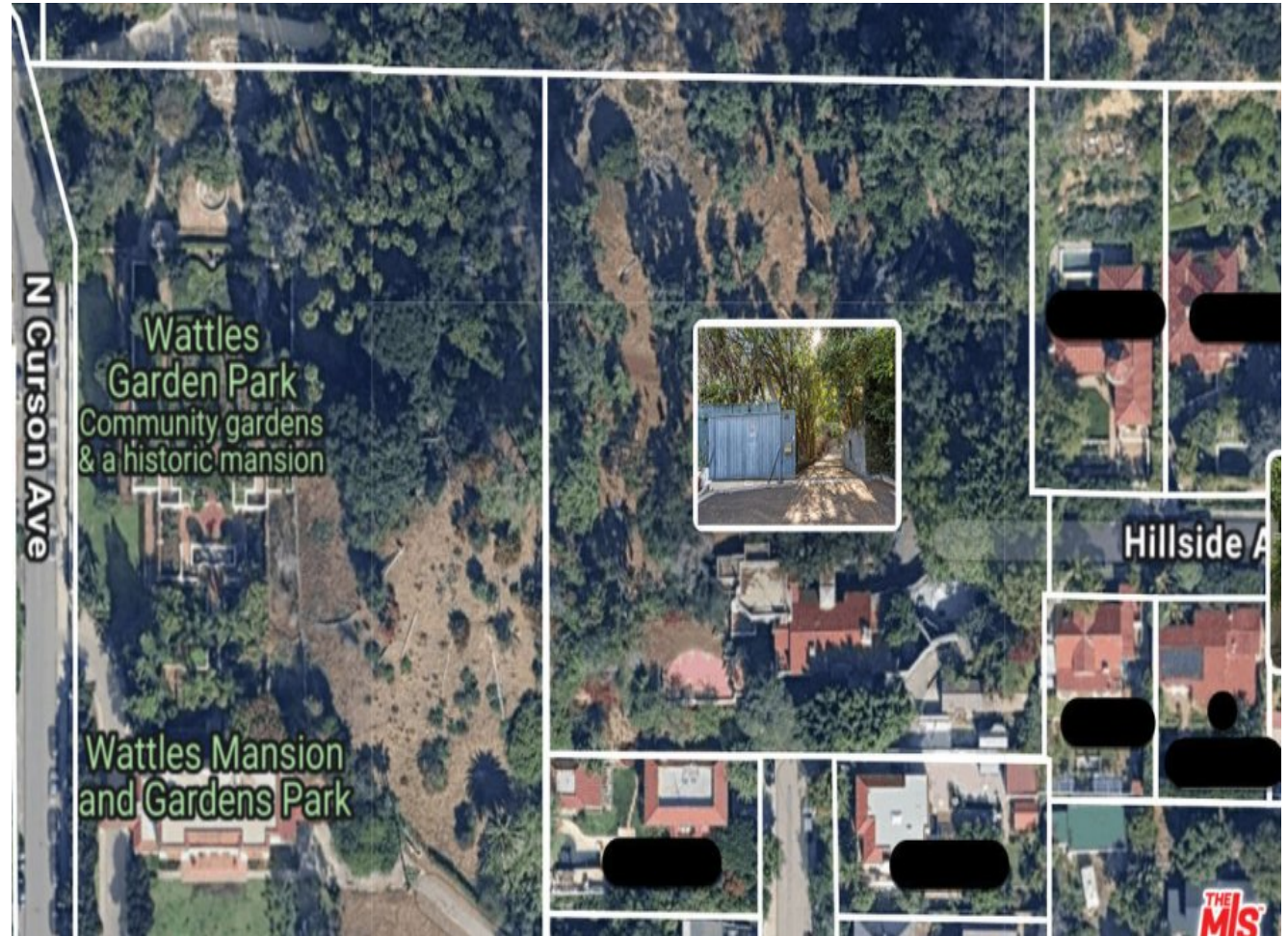
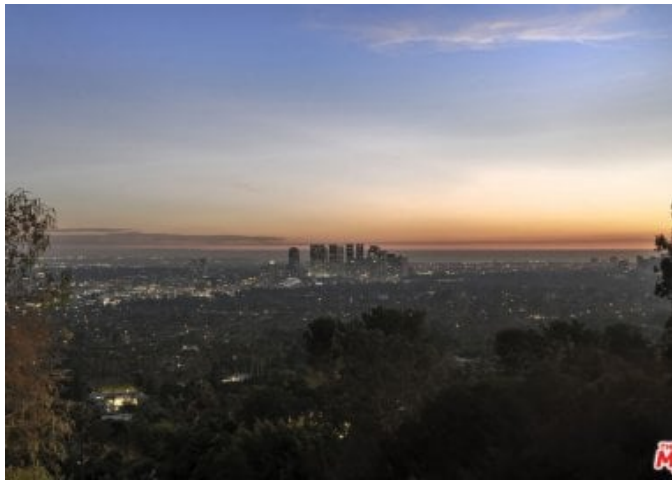
Description

Strategic investment opportunity in the heart of the Hollywood Hills. Offered for the first time in decades, this ultra-private, gated estate represents a rare chance to acquire one of the largest and last developable parcels in the core of the Hollywood Hills. Totalling approximately 2.5 acres of buildable flat and gently sloped land, the property combines location, scale, and historic pedigree making it a premier trophy asset. Fully executed architectural (Baumschlager Eberle/ SPF:a Studio Pali Fakete) plans available and a lot line adjustment nearly complete; dividing the lot into two parcels, lower and upper. Located just above Sunset Boulevard in the Hollywood Foothills, adjacent to Runyon Canyon and Wattles Park estate, offers protected greenbelt surroundings, panoramic 360-degree views, and seamless access to both central Hollywood and the Westside. This unique blend of privacy, views, and centrality is increasingly rare and virtually impossible to replicate under current zoning and topographical constraints. The estate includes a lot line adjustment with two parcels, each offering expansive city views and discreet access. Together, they present a compelling value-add opportunity to build a landmark luxury compound on one of L.A.'s largest contiguous residential lots, develop two premier view estates with exceptional resale potential, create an income-producing live/work artist retreat or creative campus, or establish a private family estate or trust-held generational asset with long-term appreciation potential. Originally built in 1923, the existing Andalusian-style structure totals approximately 5026 sf and was previously owned by screen legend Raymond Burr and later music executive Miles Copeland III. While the home may no longer meet modern standards, it provides an architectural footprint and historic narrative that may support rehabilitation tax incentives, or luxury adaptive reuse strategies. Two legal parcels offer flexibility for dual development. The property has an entitlement history that includes multiple historic permits for retaining walls, greenhouse structures, and auxiliary buildings. Inventory of large hillside development sites with flat pads and city/ocean views is virtually nonexistent. Exit strategies include custom resale, spec luxury homes, family compound, or long-term land banking. Structure: 8,697 sq ft (combined square footage of main house (5,026 +sq ft) and auxiliary structures - all tear-down or renovation candidates). Parcels: Approx. 1 acre + 1.5 acres = 2.5 buildable acres. Views: Downtown to the Pacific Ocean. Location: Above Franklin Ave, just north of Sunset Blvd. This is a strategic acquisition for investors seeking a secure foothold in one of Los Angeles' most iconic and supply-constrained enclaves. The property combines intrinsic land value, irreplaceable geography, and multiple monetization pathways. See the documents tab for proposed architectural plans. Tree report available upon request.

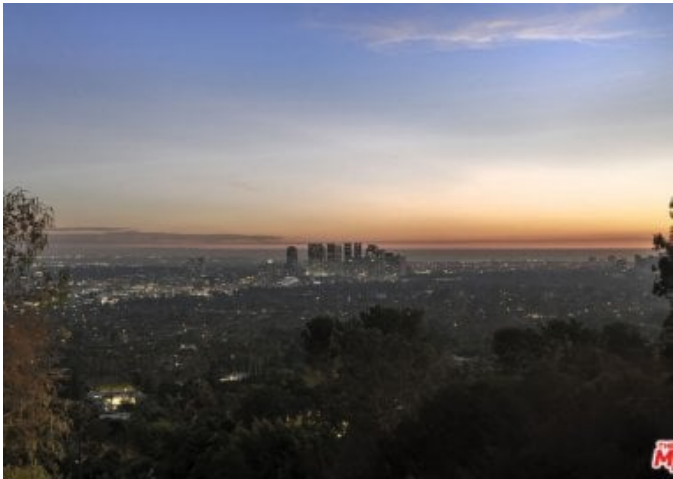




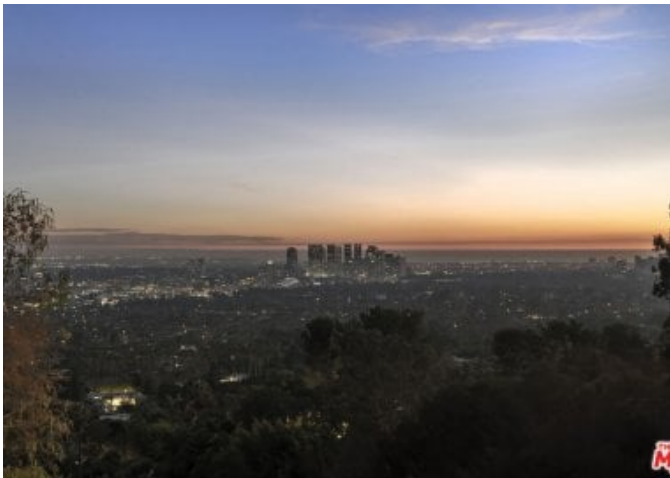
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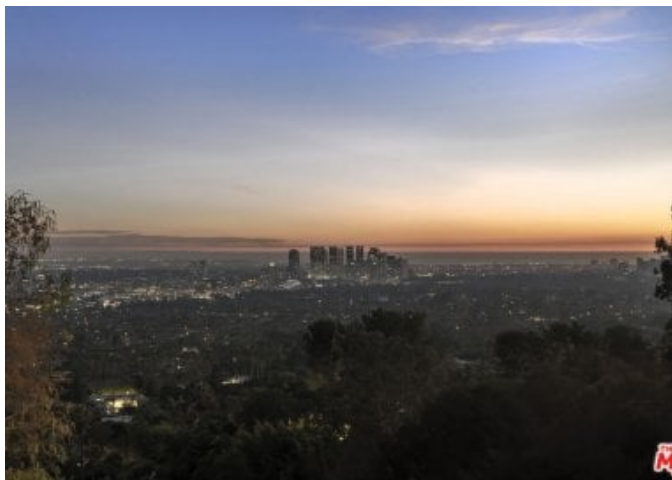




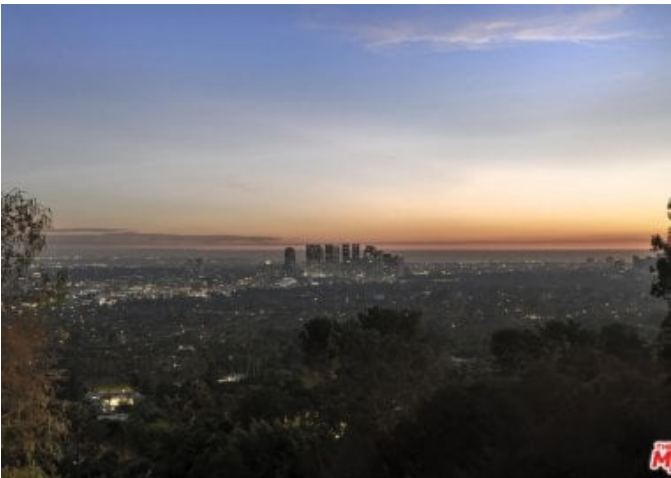




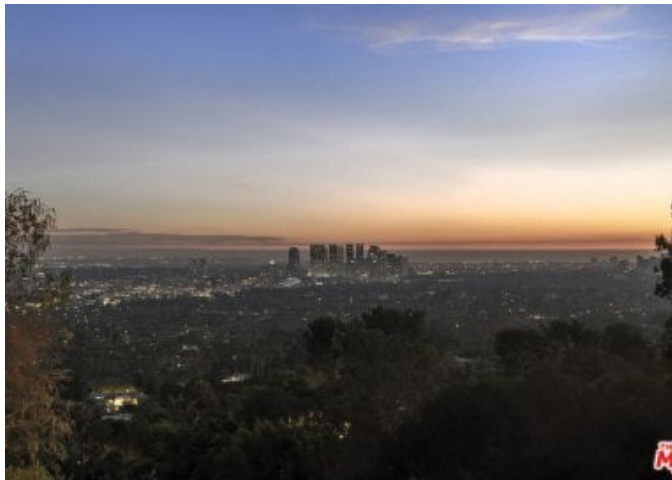




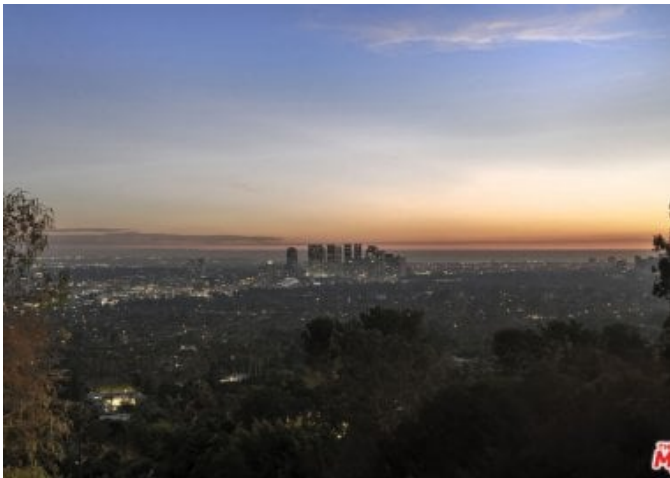




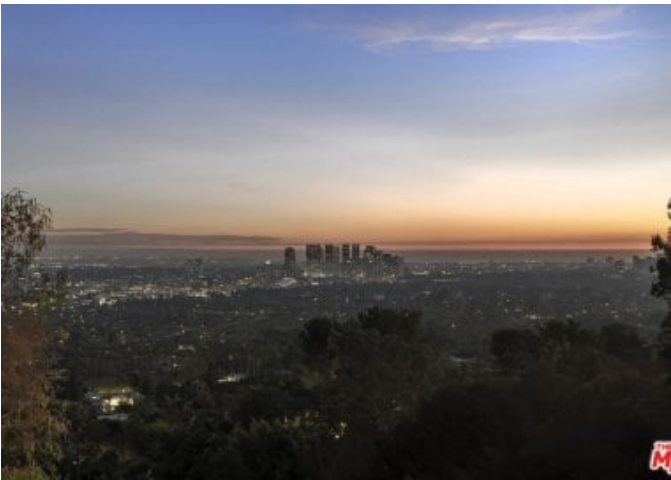




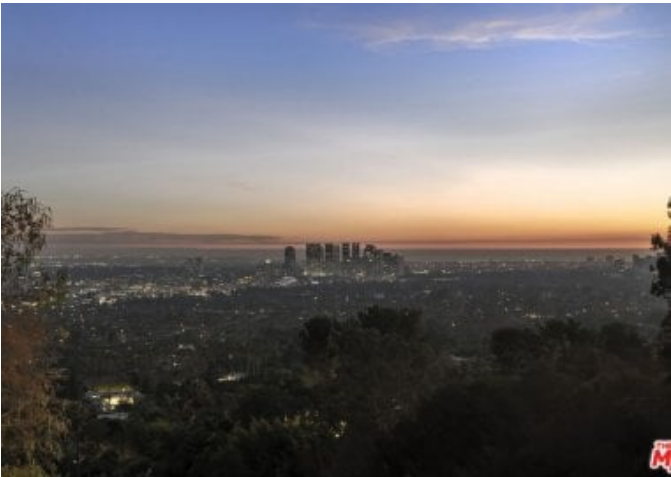




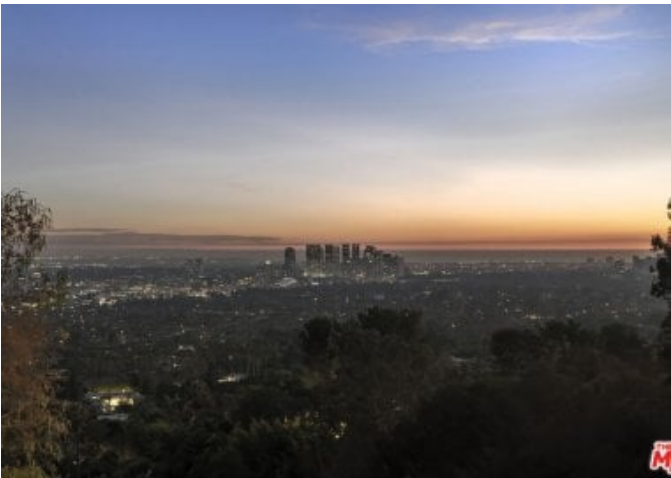
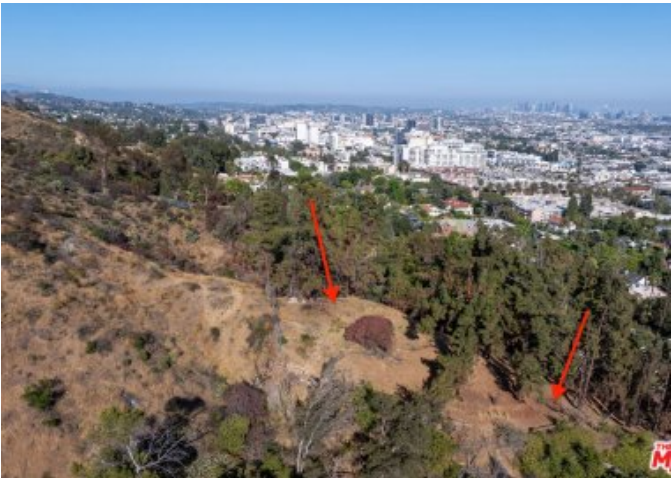




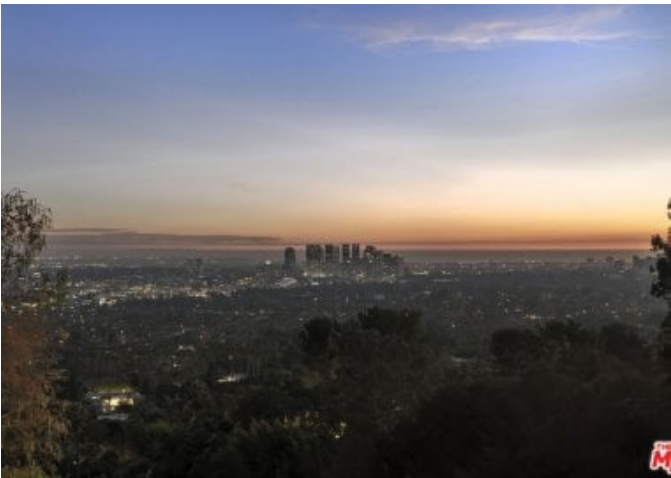




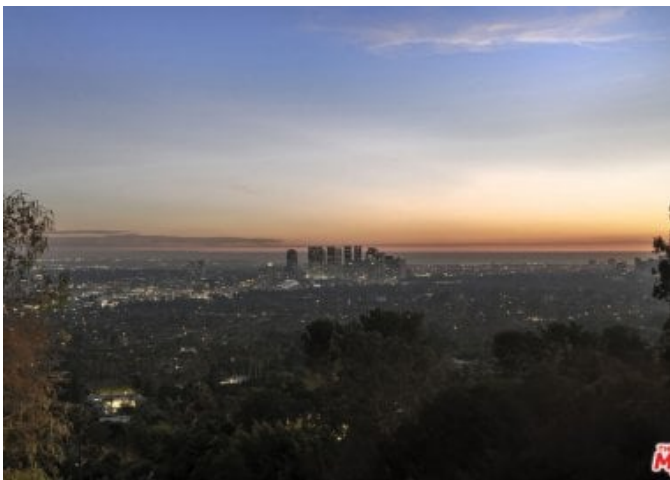


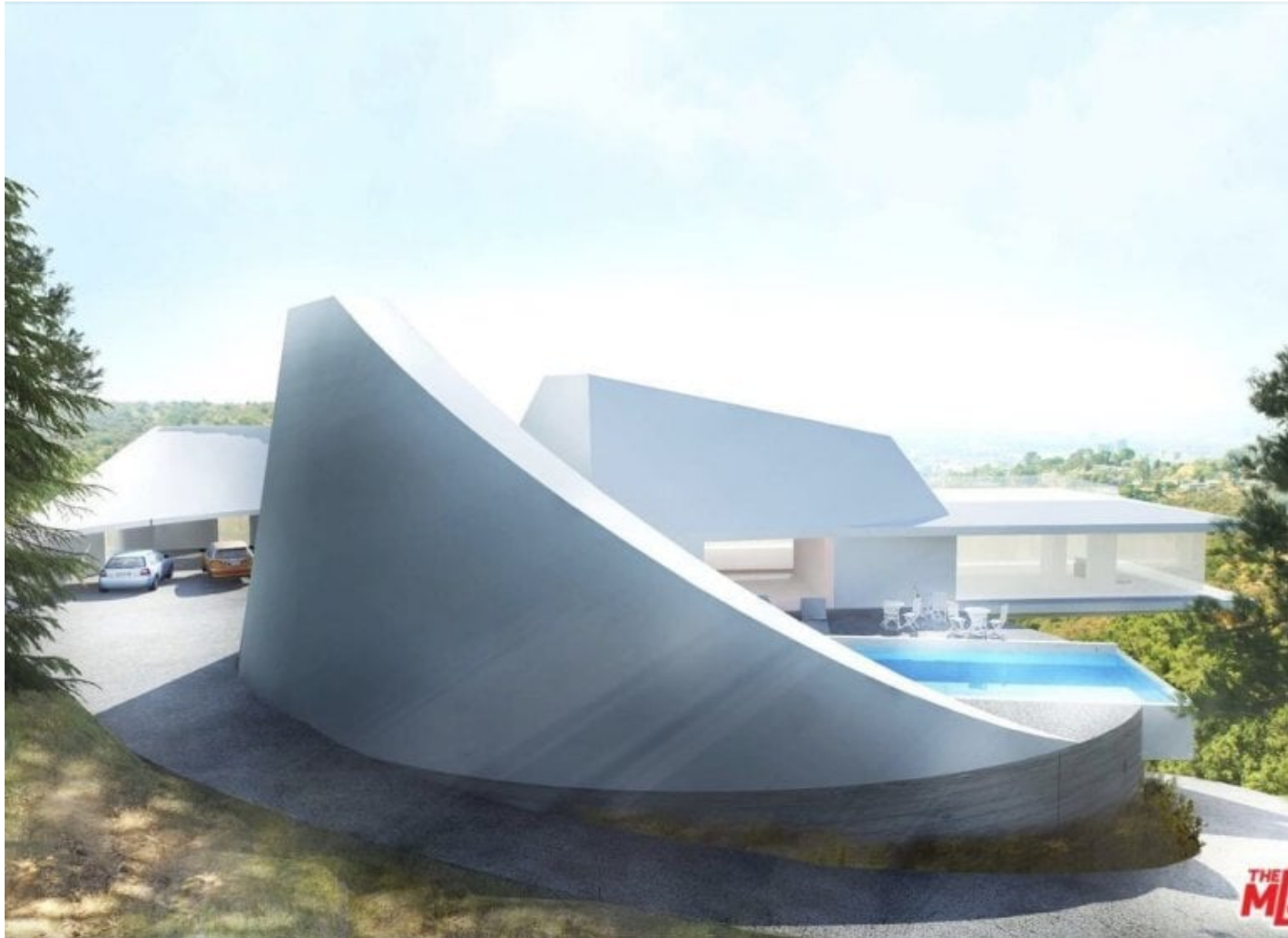


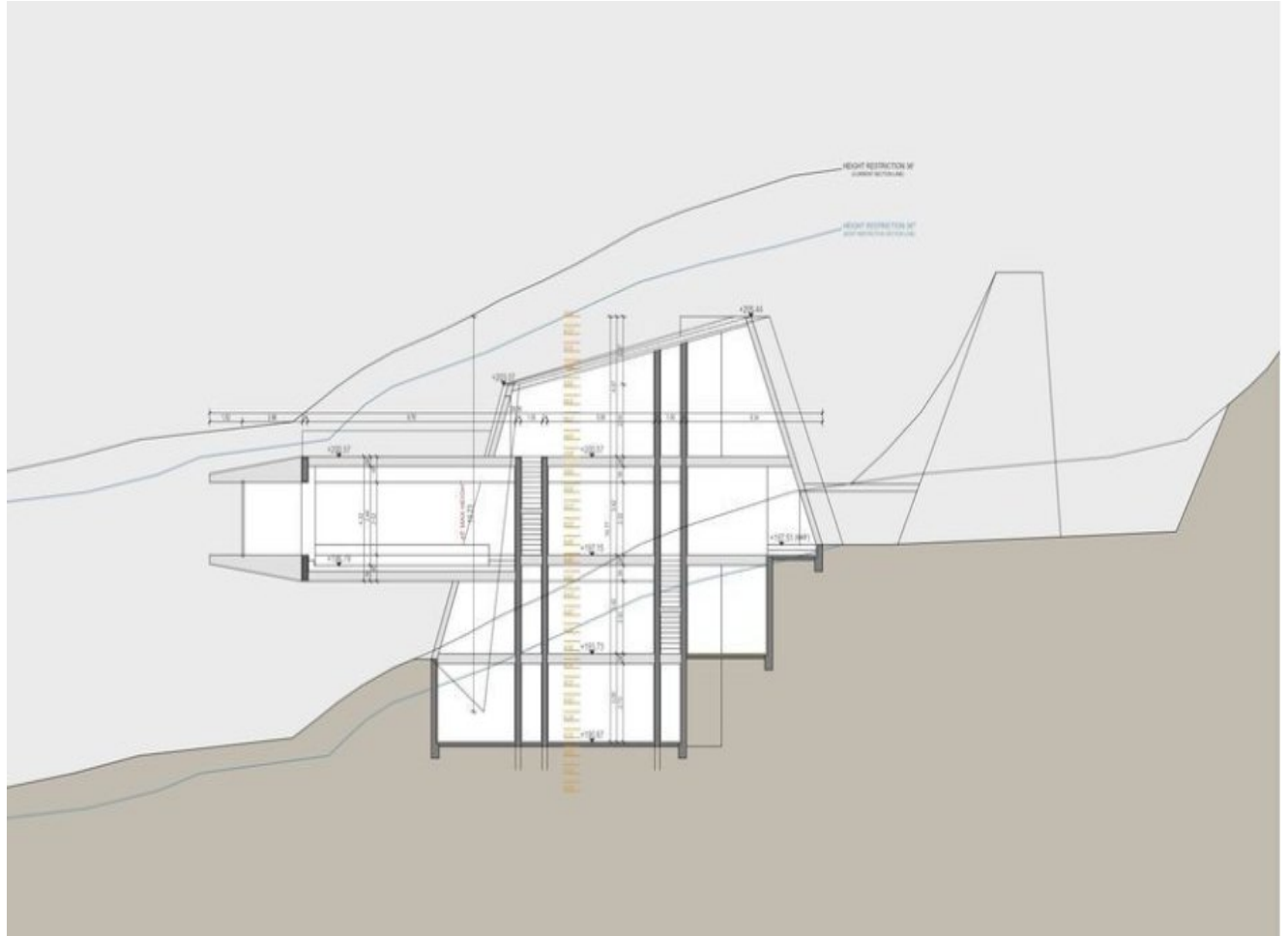
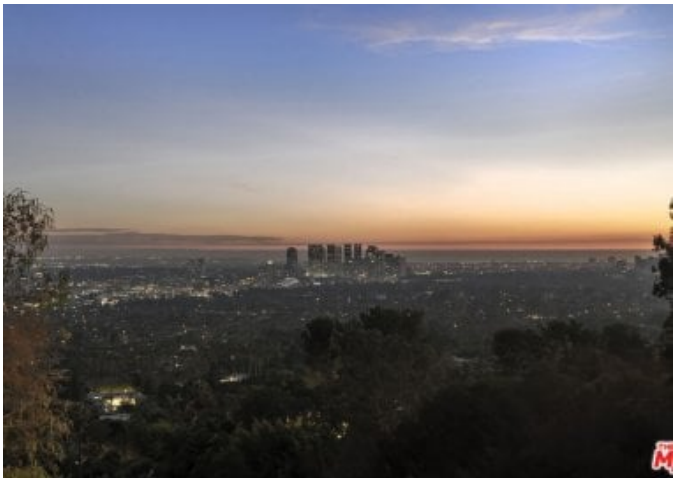


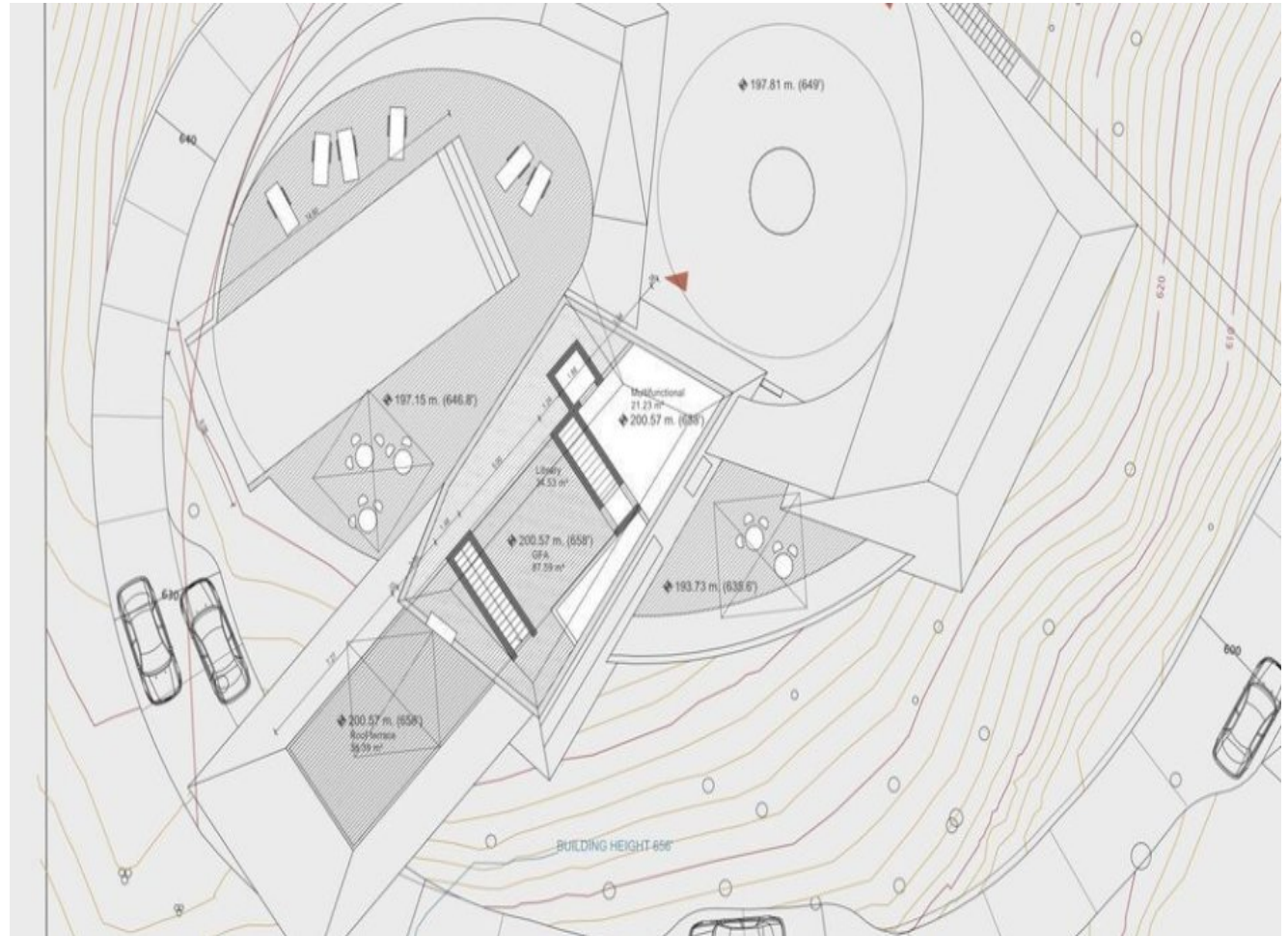
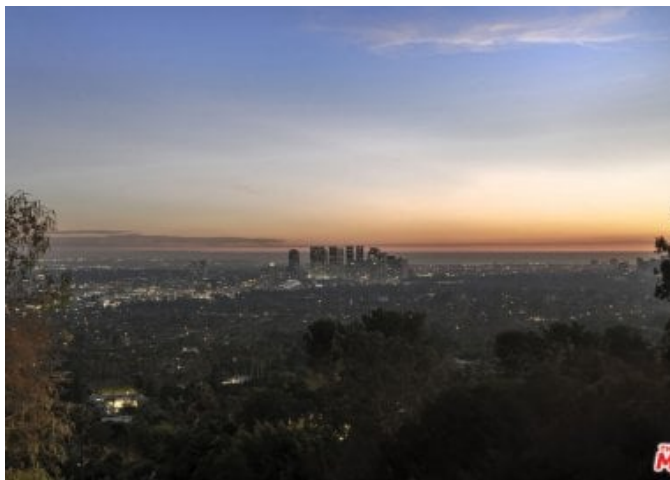
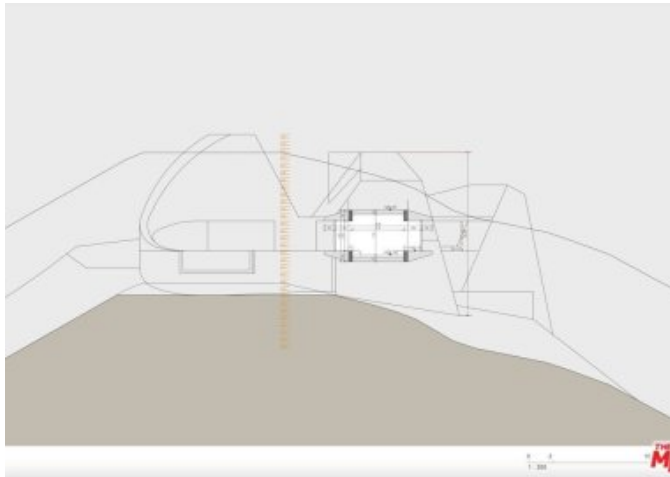


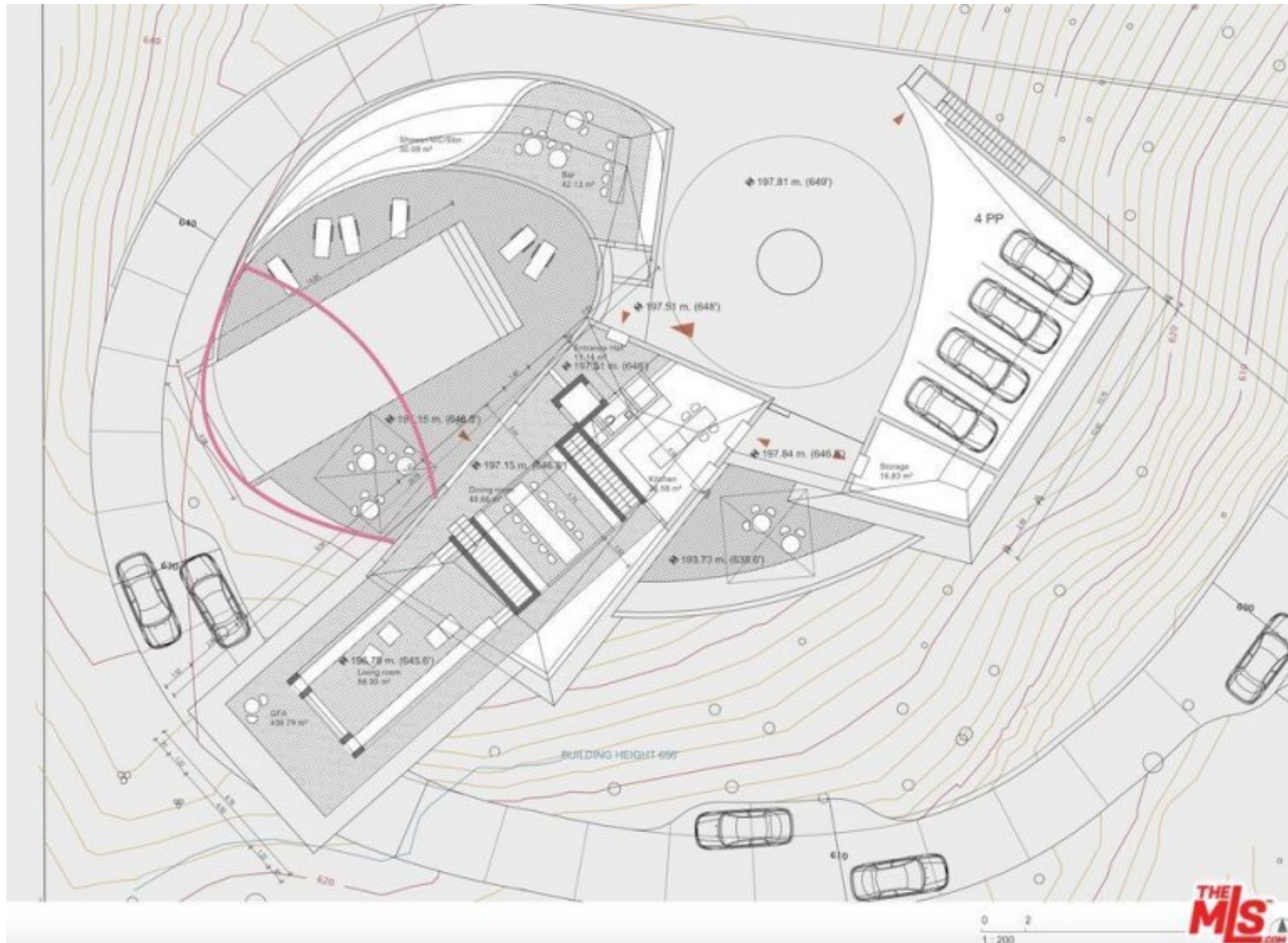


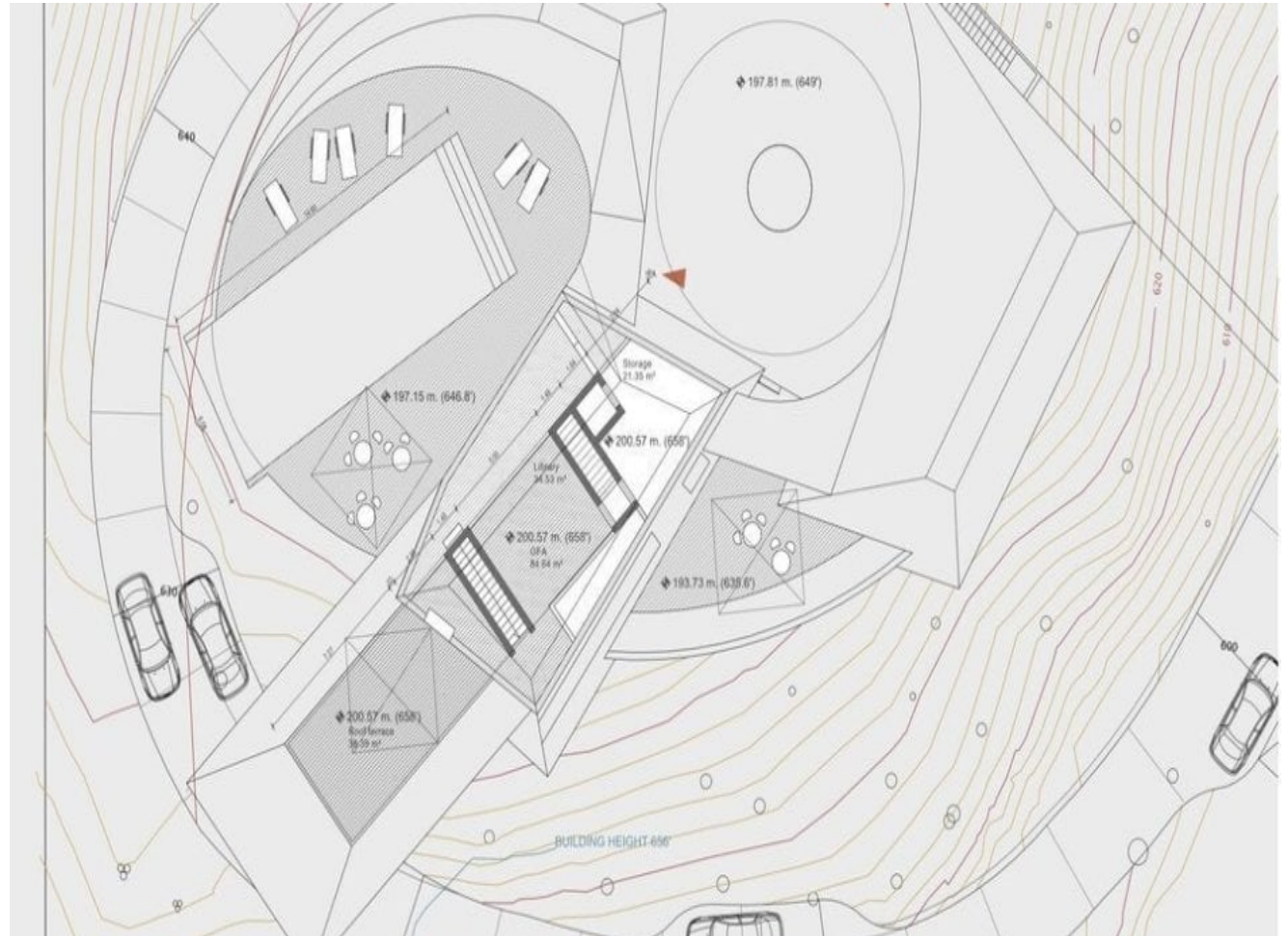
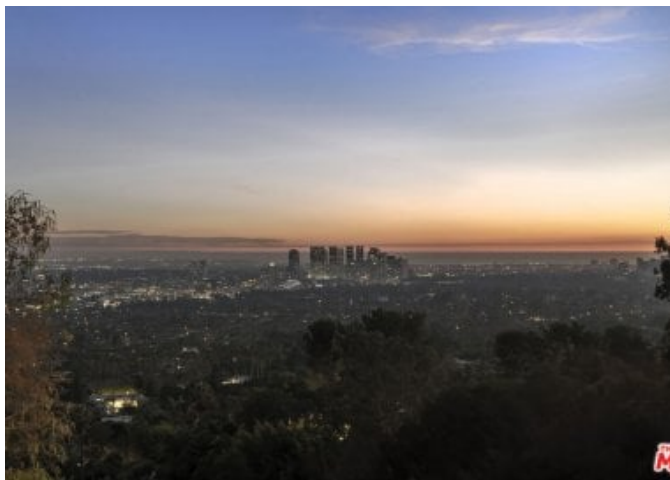


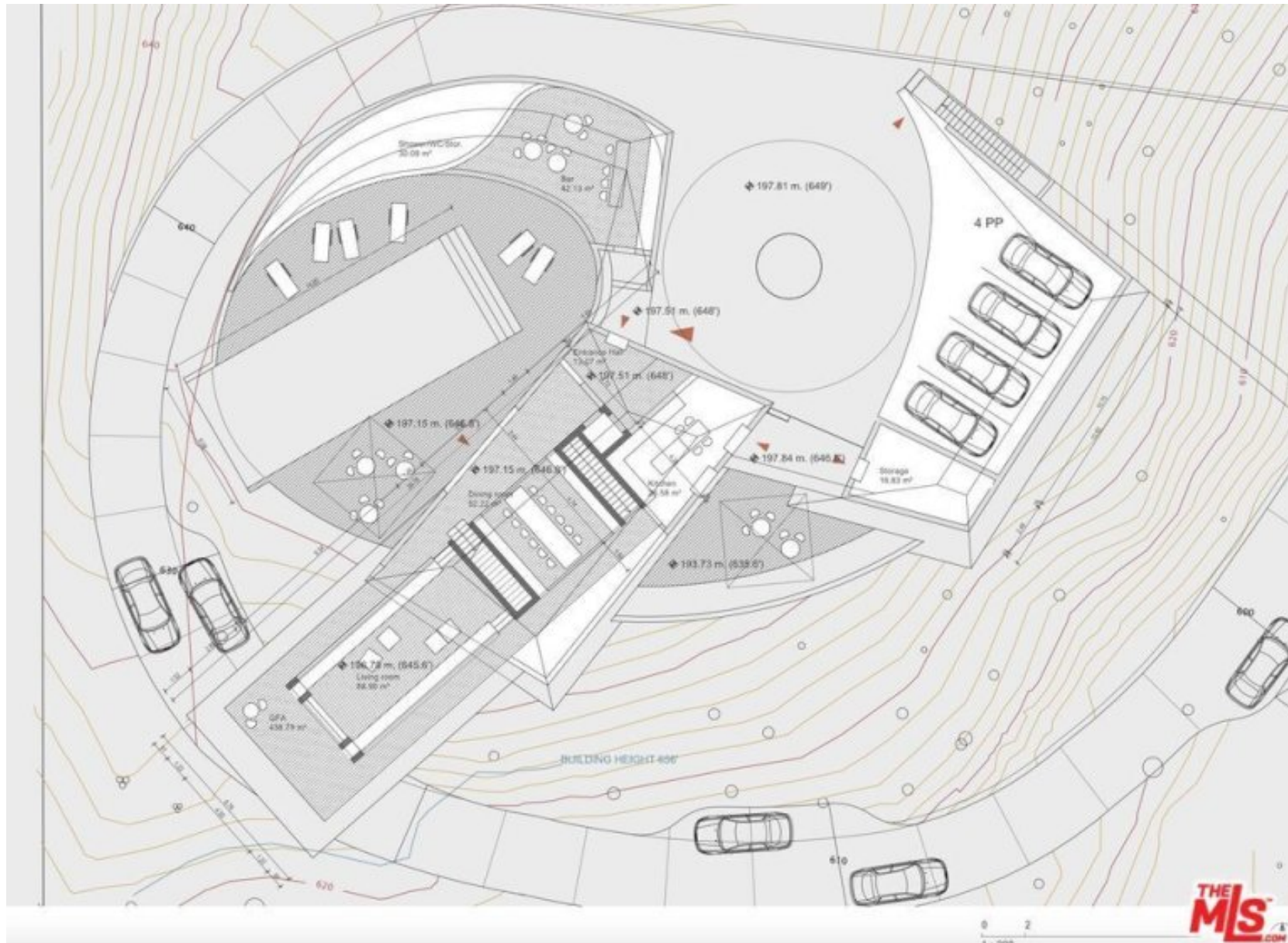


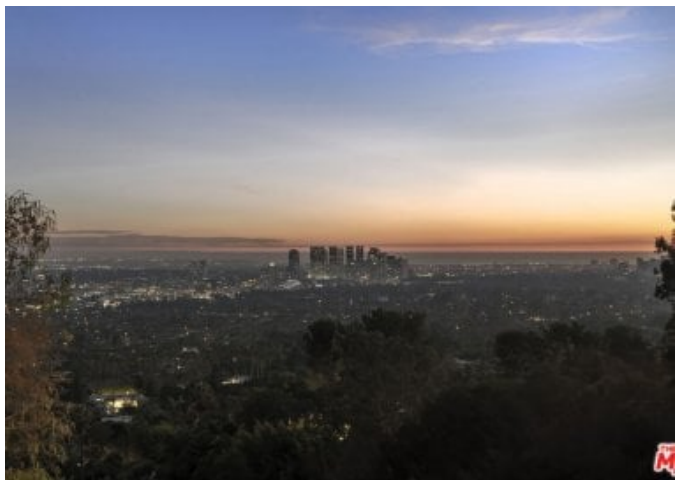








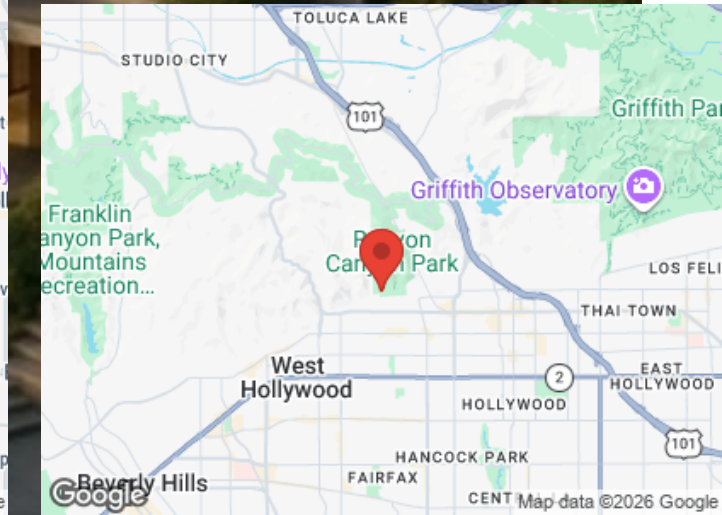
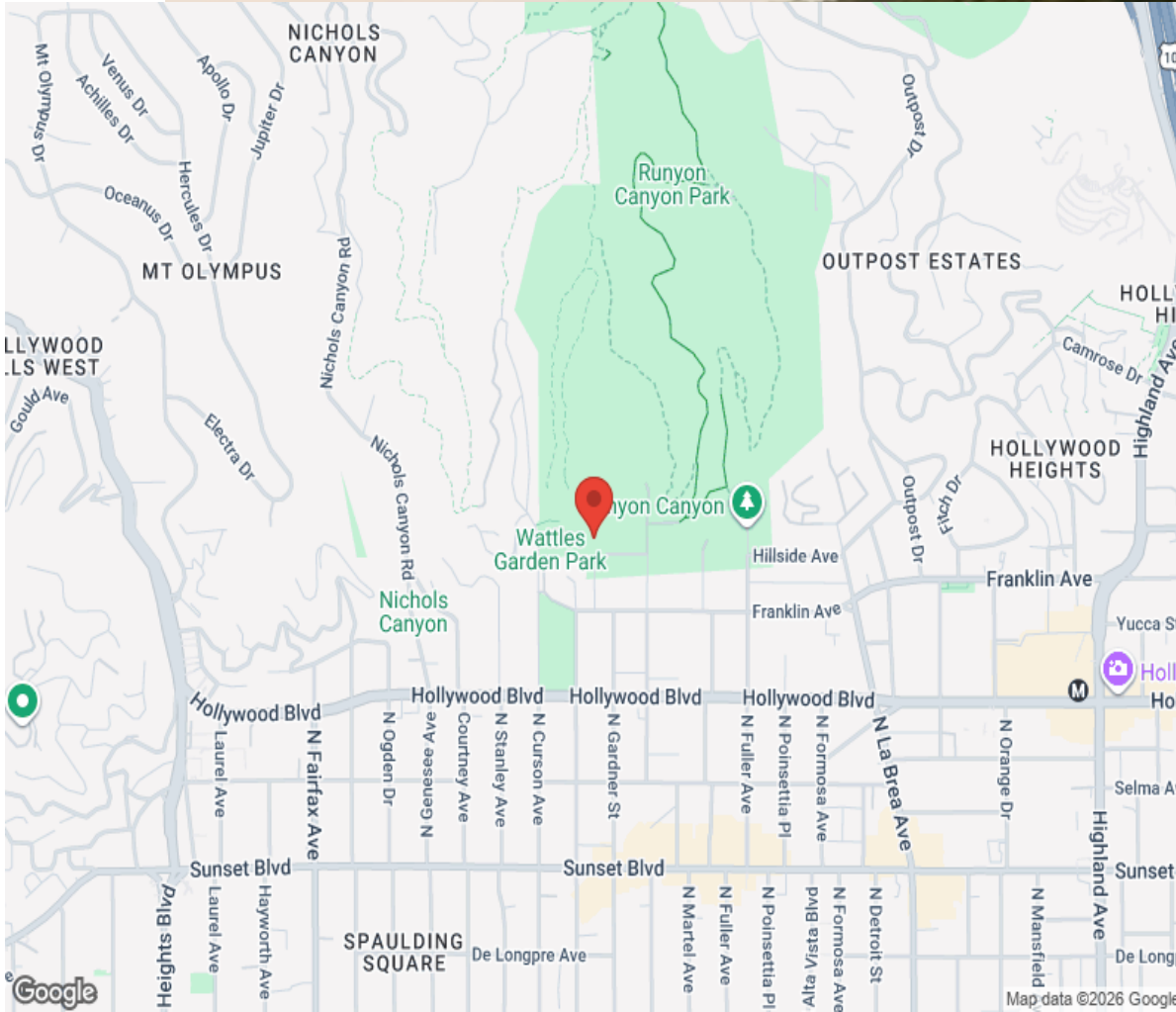




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Location



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