

# LIGHT & BRIGHT TOWNHOME

2045 Holly Drive #C, Hollywood Dell

[www.2045HollyDrive.com](http://www.2045HollyDrive.com)



Located on a cozy Hollywood Dell street, lined with vintage Craftsman & Bungalow homes and a cooling canopy of Jacarandas, is this light & bright contemporary townhome with two stories of living space, rear patio and spacious rooftop deck. 2 bedrooms, 2 1/2 bathrooms, central air & heat, concrete tile floors & stairs, refinished wood floors, skylights, fresh paint and alarm. The open, entry level includes living room with 9 foot ceilings, gas fireplace with concrete mantel, recessed lighting & nearly floor-to-ceiling windows, cook's kitchen with stainless steel appliances, maple cabinets with LED under-cabinet lights, granite counter tops & breakfast bar, powder room and dining room with wine refrigerator & steel French doors that lead out to the generous rear patio with a lush wall of bamboo. Upstairs are two bedrooms, including master suite with walk-in cedar lined closet, custom European closet system, walls of windows that provide views of the hills surrounding Lake Hollywood & master bathroom with spa tub, double sink with blue granite counter tops & skylight, guest bedroom with newer windows & laundry closet and full guest bathroom. A set of stairs at the rear of the guest bedroom leads up to a spacious, private rooftop deck that affords 360 degree views of the surrounding hills & foliage as well as the opportunity to entertain or dine al fresco under starry nights. Holly Hubris is an intimate, well managed, four unit complex with gated entry, front drought tolerant landscaping, shared garden and secure community garage with two side-by-side parking spaces, storage and bicycle racks.



The "Dell" is a neighborhood with the feel of an by-gone era, a mix of vintage & modern architecture and a diverse blend of residents. It is in close proximity to classic Hollywood attractions, dining & shopping experiences, as well as the ever-expanding New Hollywood alternatives, and centrally located to the studios and DTLA. It has an active neighborhood association with well organized monthly meetings, holiday activities, summer bbq's, neighborhood clean-ups & yard sales. Welcome Home!

**Offered at \$819,000**

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