

\$2,100,000 - 425 Swarthmore Avenue, Pacific Palisades

MLS® #25510025

\$2,100,000

0 Bedroom, 0.00 Bathroom,
Land on 0 Acres

N/A, Pacific Palisades,

This Prime Palisades Lot is in the heart of the highly sought-after Palisades Via Bluffs. The 5,450-square-foot lot presents an unparalleled opportunity to create your dream home.

Located just a block and a half from the breathtaking ocean-view bluffs and a few minutes to the Palisades Village, this property combines the perfect blend of coastal serenity and urban convenience. Prior to the Palisades Fires, this home was a charming two-story residence with four bedrooms and two baths, spanning 2,015 square feet and built in 1951. With both the EPA Phase I assessment and Phase 2 debris removal completed this premium lot is ready for transformation.

Notably, there is a small lane that runs along two sides of the lot affording a much more generous setback from the neighboring homes and the possibility to put a direct entry garage behind the house. Don't miss this rare chance to craft your own coastal sanctuary in one of the most coveted neighborhoods in Los Angeles.



Essential Information

MLS® #	25510025
Price	\$2,100,000
Bathrooms	0.00
Acres	0.13
Type	Land
Status	Closed

Listing Agent	Sharon Hays
Listing Office	Coldwell Banker Realty

Community Information

Address	425 Swarthmore Avenue
Area	C15 - Pacific Palisades
Subdivision	N/A
City	Pacific Palisades
County	Los Angeles
Zip Code	90272

Amenities

View	None
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Additional Information

Date Listed	March 14th, 2025
Days on Market	200
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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