

\$2,600,000 - 16605 Merivale Lane, Pacific Palisades

MLS® #25524947

\$2,600,000

0 Bedroom, 0.00 Bathroom,
Land on 0 Acres

N/A, Pacific Palisades,

QUEEN JEWEL VIEW OF THE COAST -

Perhaps the best view lot in the Marquez Knolls - This is a rare opportunity to create an extraordinary house with to-die-for views.

What makes this lot so special is its prime location at the end of a quaint cul-de-sac...yes, it's the end lot with the best views! Additionally, this exceptionally flat lot is positioned along the front leading edge of a unique ridge that projects out farther than all other neighboring lots. The view perspective from this lot is called a "birds eye view" which means the views are situated at the perfect height or altitude to make them personal and intimate. And if that's not enough, this plateau ridge lot includes a lap pool that invites you to take in the endless views while swimming. This large lot comprises 12,500+ square feet. The original residence was 3,224 square feet, and under the expedited rebuilding process, buyers can expand by an additional 10%, allowing for even greater design possibilities. As Pacific Palisades embarks on its next chapter, this is a unique chance to contribute to the revitalization of one of Los Angeles' most tight-knit and sought-after communities. Ideally located near Sunset Boulevard, PCH, Temescal Canyon, and Palisades Village, this lot offers unparalleled convenience and lifestyle appeal. Opportunities like this don't come often...this is a one-of-kind standout lot. To fully appreciate what is being offered here, and the breathtaking views, you must physically stand on the lot! EPA Phase I is



complete as of 2/17/25, Phase 2 completed by
Private Company 04/14/2025. **Serious offers
only**

Essential Information

MLS® #	25524947
Price	\$2,600,000
Bathrooms	0.00
Acres	0.29
Type	Land
Status	Closed
Listing Agent	Monica Iris Antola
Listing Office	Rodeo Realty - Pacific Palisades

Community Information

Address	16605 Merivale Lane
Area	C15 - Pacific Palisades
Subdivision	N/A
City	Pacific Palisades
County	Los Angeles
Zip Code	90272

Amenities

View	Canyon, Catalina, City Lights, Coastline, Mountain(s), Ocean
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Additional Information

Date Listed	April 16th, 2025
Days on Market	12
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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