

# \$1,698,000 - 1117 Chautauqua Boulevard, Pacific Palisades

MLS® #25559601

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**\$1,698,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0 Acres

N/A, Pacific Palisades,

Nestled in the highly sought-after Alphabet Streets, this 6,036-square-foot homesite presents an opportunity to build new in one of Pacific Palisades' most cherished neighborhoods. Just a few blocks from the heart of Palisades Village, the location offers a seamless blend of coastal charm and modern convenience. Previously home to a 2008 Cape Cod residence featuring 5 bedrooms, 5 bathrooms, and a rooftop deck with awe-inspiring views of the Pacific Ocean and Santa Monica Mountains, the property is now a blank canvas with extraordinary potential. Per architectural consultation, a new home of up to approximately 4,950 square feet may be permissible, subject to buyer verification. Included in the sale are architectural plans for the former residence, a 2025 topographic survey, and completed Phase I and II environmental remediation -- offered at no additional cost to the buyer. Ideally located with quick access to acclaimed local amenities, the beach, and the greater Westside via Sunset Boulevard, 1117 Chautauqua represents a compelling opportunity for builders, visionaries, and end-users alike to create a bespoke coastal retreat in a premier enclave.



## Essential Information

MLS® #	25559601
Price	\$1,698,000

Bathrooms	0.00
Acres	0.14
Type	Land
Status	Closed
Listing Agent	David Berg
Listing Office	Compass

### **Community Information**

Address	1117 Chautauqua Boulevard
Area	C15 - Pacific Palisades
Subdivision	N/A
City	Pacific Palisades
County	Los Angeles
Zip Code	90272

### **Amenities**

View	City Lights, Canyon, Mountain(s), Ocean
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### **Additional Information**

Date Listed	July 7th, 2025
Days on Market	4
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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