

# \$1,195,000 - 16763 Monte Hermoso Drive, Pacific Palisades

MLS® #25567645

**\$1,195,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0 Acres

N/A, Pacific Palisades,

Large, beautiful lot in the Palisades Highlands! This expansive 17,493 sq ft lot offers canyon and mountain views and privacy. The homes to left and right were unseeable from this lot and the homes above the lot are still standing and the beautiful home across the street is still standing. Located on a very quiet street. This is your opportunity to build your dream home in one of LA's most desirable neighborhoods. The lot previously had a 3495 sq ft residence. Access to the community amenities including a pool and tennis courts. Phase 2 debris removal has been completed. HOA dues are \$500 per month for the clubhouse (which is being rebuilt), pool, and tennis courts; an additional \$90 per quarter for use of the private park. HOA includes all common area maintenance and 24/7 patrol and vacation watch.



## Essential Information

MLS® #	25567645
Price	\$1,195,000
Bathrooms	0.00
Acres	0.40
Type	Land
Status	Closed
Listing Agent	David Flate
Listing Office	Douglas Elliman

## Community Information

Address 16763 Monte Hermoso Drive  
Area C15 - Pacific Palisades  
Subdivision N/A  
City Pacific Palisades  
County Los Angeles  
Zip Code 90272

## Amenities

View Hills, Mountain(s)

## Additional Information

Date Listed July 22nd, 2025  
Days on Market 102  
Zoning LARE15  
Short Sale N  
RE / Bank Owned N

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