

\$1,298,000 - 1117 Cumbre Alta Court, Pacific Palisades

MLS® #25571111

\$1,298,000

0 Bedroom, 0.00 Bathroom,
Land on 0 Acres

N/A, Pacific Palisades,

Set on a peaceful cul-de-sac in the exclusive Palisades Highlands, 1117 Cumbre Alta Court presents a rare opportunity to craft a bespoke estate in one of Los Angeles' most serene and scenic enclaves. Encompassing 15,347 square feet (.35 acres) of bluff-front land, this premier homesite offers a commanding vantage point to take in panoramic mountain and canyon vistas, along with peek-a-boo ocean views. This prestigious parcel is offered with completed environmental remediation, eliminating a major step and providing a smooth path toward development. Included in the sale are architectural plans by Bob Druco AIA & Associates, originally created in 1988 for a stately 6,905-square-foot English Tudor residence with 6-bedrooms, 7-bathrooms, and a generous 912-square-foot three-car garage. The former residence boasted a double-height foyer with a sweeping curved staircase, formal and informal living spaces, a gourmet kitchen with breakfast area, dedicated office, a main level guest suite, and multiple gathering areas ideal for refined entertaining. The upper level included a spacious primary suite with luxe ensuite bath, dual walk-in closets, and a private covered balcony, alongside three additional guest suites, and a versatile recreation room. With dramatic views from both levels, the layout seamlessly connected indoor luxury with the breathtaking natural surroundings. Whether you choose to revive the original vision or reimagine a modern masterpiece, 1117 Cumbre Alta Court offers a



chance to build your dream home in a neighborhood prized for its privacy, prestige, and proximity to the beaches, Palisades Village, and the best of the Westside via Palisades Drive and Sunset Boulevard.

Essential Information

MLS® #	25571111
Price	\$1,298,000
Bathrooms	0.00
Acres	0.35
Type	Land
Status	Closed
Listing Agent	F. Ron Smith
Listing Office	Compass

Community Information

Address	1117 Cumbre Alta Court
Area	C15 - Pacific Palisades
Subdivision	N/A
City	Pacific Palisades
County	Los Angeles
Zip Code	90272

Amenities

View	Hills, Mountain(s), Ocean, Canyon
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Exterior

Lot Description	Bluff
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Additional Information

Date Listed	July 29th, 2025
Days on Market	8
Zoning	LARE15
Short Sale	N
RE / Bank Owned	N

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