

\$2,995,000 - 742 Patterson Place, Pacific Palisades

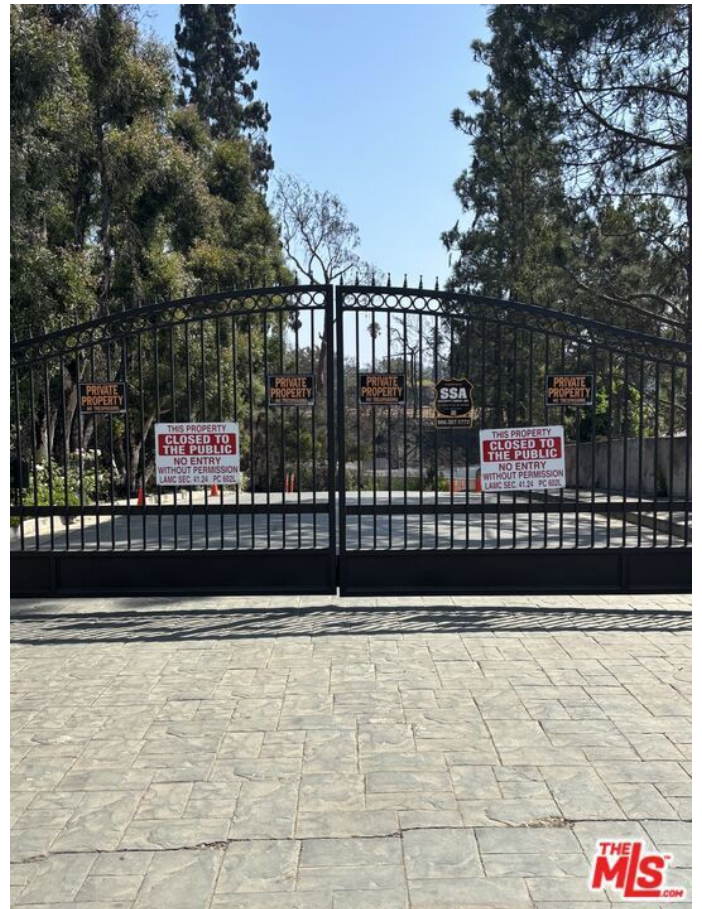
MLS® #25590455

\$2,995,000

0 Bedroom, 0.00 Bathroom,
Land on 0 Acres

N/A, Pacific Palisades,

Rare opportunity in the heart of the Village. Located within a private gated community of just 11 parcels, this property offers both privacy and exclusivity. Lot size per public record is 11,069 SF, which includes 2,463 SF of the parcel's allocated portion of the private street, leaving 8,606 SF of usable land, with approximately 120 feet of frontage. Previously the site of a 4,998 SF residence with pool, the parcel backs directly to lush open space at Potrero Canyon Park and the Palisades Recreation Center, now undergoing a transformative rebuild to become one of the area's premier destinations. An ideal setting for a custom estate in one of the Palisades' most sought-after locations.



Essential Information

| | |
|----------------|---|
| MLS® # | 25590455 |
| Price | \$2,995,000 |
| Bathrooms | 0.00 |
| Acres | 0.25 |
| Type | Land |
| Status | Closed |
| Listing Agent | Karen Parcell |
| Listing Office | Berkshire Hathaway HomeServices California Properties |

Community Information

| | |
|---------|-------------------------|
| Address | 742 Patterson Place |
| Area | C15 - Pacific Palisades |

| | |
|-------------|-------------------|
| Subdivision | N/A |
| City | Pacific Palisades |
| County | Los Angeles |
| Zip Code | 90272 |

Amenities

| | |
|------|-----------------------------|
| View | Park/Greenbelt, Trees/Woods |
|------|-----------------------------|

Additional Information

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|-----------------|----------------------|
| Date Listed | September 11th, 2025 |
| Days on Market | 134 |
| Zoning | LAR1 |
| Short Sale | N |
| RE / Bank Owned | N |

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