

# **\$1,650,000 - 16815 Livorno Drive, Pacific Palisades**

MLS® #25601881

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**\$1,650,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0 Acres

N/A, Pacific Palisades,

Welcome to a truly exceptional opportunity in lower Marquez Knolls, a premier coastal location in Pacific Palisades! This vacant lot presents an incredible chance for owner users, developers or investors to create a dream home or project. The property includes a newly built, custom swimming pool and spa, just two years old, adding to its desirability. The former residence was a remarkable 2018 Cape Cod with 5 bedrooms, 6 bathrooms, a family room, and 4,656 square feet. Ready-to-go architectural plans are available, offering the potential to expand by 10% with features like a basement, rooftop deck, and adjusted minimized set-backs. The maximum build potential is 5,121 square feet. Included in the sale are the original architectural plans, perfect for buyers seeking to expedite the rebuilding process. There's also potential for stunning ocean views from the second floor and rooftop, enhancing the allure of this already desirable property. For those looking to expand further, the lot next door with 6,766 square feet is available, offering the possibility to combine for a corner lot exceeding 13,000 square feet. Additionally, the lot behind the next-door property is also on the market, making this a developer's dream with three adjacent lots. This property is ideally located close to top-rated Marquez Charter Elementary, scenic beaches, hiking trails, and the vibrant Palisades Village. Enjoy ocean breezes and the charm of a serene community while being just minutes away from local



commercial districts and schools. Don't miss your chance to be part of The Palisades Dream, where you can design and build your custom home on this unique and well-situated property. Embrace a fresh start and capitalize on this amazing development opportunity. Phase 1 & Phase 2 cleanup and debris removal have been completed

**Essential Information**

MLS® #	25601881
Price	\$1,650,000
Bathrooms	0.00
Acres	0.15
Type	Land
Status	Closed
Listing Agent	Nili Hudson
Listing Office	Compass

**Community Information**

Address	16815 Livorno Drive
Area	C15 - Pacific Palisades
Subdivision	N/A
City	Pacific Palisades
County	Los Angeles
Zip Code	90272

**Amenities**

View	Ocean
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**School Information**

District	Los Angeles Unified
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**Additional Information**

Date Listed	October 14th, 2025
Days on Market	13
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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