

# \$1,388,888 - 165 Palm Drive, Arcadia

MLS® #CV25089108

**\$1,388,888**

3 Bedroom, 2.00 Bathroom, 1,210 sqft

Residential on 0 Acres

N/A, Arcadia,

Welcome to one of the last remaining golden opportunity lots in Arcadiaâ€™s most coveted enclaveâ€”surrounded by multi-million dollar estates, this is your chance to own in one of the most prestigious addresses in all of Southern California.



Set on an expansive 7,735 sq ft lot, the existing home is the smallest on the block at approximately 1,210 sq ftâ€”offering unmatched potential for expansion. Whether youâ€™re envisioning a grand custom estate, a high-yield investment property, or a multi-generational compound, this lot is ideally laid out to accommodate a large main residence, an ADU, and a junior ADU. The flat layout and deep setbacks make building seamless, while the surrounding estate homes offer built-in value and side appeal.

Inside, the property has been completely renovated in 2023, offering the perfect blend of modern comfort and peace of mind. Enjoy all-new PEX plumbing, a flushed main sewer line, upgraded electrical panel and full rewire, plus a brand-new HVAC system with new ducting and insulation with permits from city. Brand new seismic retrofit with foundation reinforcement and support were also completed with permits. Even the garage has

been finished with epoxy flooring. Home is EV charging ready with dedicated wiring and hookup. The hard part is done, leaving you free to focus on building your dream additions.

Located in the top-ranked Arcadia Unified School District, this home is perfect for families seeking the best in education and lifestyle. With proximity to upscale shopping, dining, parks, and the LA Arboretum, the location offers both serenity and convenience.

This is more than a move-in-ready home—it's a strategic opportunity to own and build in a blue-chip neighborhood. Whether you're looking to expand, invest, or simply settle into one of Arcadia's finest communities, this property is your gateway to your dream home!

Built in 1953

## Essential Information

MLS® #	CV25089108
Price	\$1,388,888
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,210
Acres	0.18
Year Built	1953
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Ling Beh
Listing Office	RealiFi Realty, Inc.

## Community Information

Address	165 Palm Drive
Area	605 - Arcadia
Subdivision	N/A
City	Arcadia
County	Los Angeles
Zip Code	91007

## Amenities

Parking Spaces	2
# of Garages	2
View	Neighborhood
Pool	None

## Exterior

Lot Description	Front Yard, Landscaped, Garden, Sprinklers In Front
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## Interior

Interior Features	All Bedrooms Down
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## School Information

District	Arcadia Unified
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## Additional Information

Date Listed	April 23rd, 2025
Days on Market	15
Zoning	ARR1YY
Short Sale	N
RE / Bank Owned	N

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