

\$1,995,000 - 85 Vanderlip Drive, Rancho Palos Verdes

MLS® #PV24151565

\$1,995,000

5 Bedroom, 5.00 Bathroom, 4,040 sqft

Residential on 1 Acres

N/A, Rancho Palos Verdes,

NEW DATA on this property from engineering company notes minimal landslide effect to the structure in the past 7 months. The wells are working!! Historic Palos Verdes- Purchased from original visionary, Frank Vanderlip, nearly 60 years ago this home personifies the vision of what Palos Verdes was meant to be; a gorgeous Tuscan estate with high ceilings, charm and character..nestled near the sea, and adjacent to the Land Conservancy with miles of open space and trails-taking advantage of the temperate climate and allowing residents to enjoy the beauty of nature year-round.

This nearly 100 year old home immediately captivates with its soaring ceilings and open-concept layout that flows effortlessly from room to room, providing a sense of spaciousness and warmth. Expansive windows bathe the interiors in natural light, offering views of the ocean and the surrounding landscape. Gorgeous custom kitchen plus a butler's pantry for additional party preparations.

The epic fireplace serves as the centerpiece of the living room, inviting cozy gatherings and intimate conversations. The adjacent dining area opens onto a terrace, where al fresco dining becomes a daily delight against the backdrop of spectacular sunsets over the ocean.

Beyond the exquisite design and breathtaking views, this home carries historical significance. Built in the early 20th century, it reflects the



architectural trends of the time, showcasing the craftsmanship and artistry that defined the era. The home has been lovingly preserved and updated, ensuring that its historical integrity remains intact. Used initially to house workers and subsequently drivers for Frank Vanderlip, it has been lovingly maintained by the same family for the past 60 years.

***Recent conditions have changed and land movement has swept through much of the area. The owner has fought back, having "helical" piers recently installed. The piers appear to be working and the house shows very few affects of the movement. As further insurance to save the home for posterity, engineering plans have been developed for putting the home on steel beams and are available to use should the piers not suffice. The home is offered for a fraction of its pre-movement value...and will offer a buyer a unique blend of elegance, comfort and breathtaking beauty, making it a true treasure to be loved by the next family lucky enough to call it home.

Built in 1931

Essential Information

MLS® #	PV24151565
Price	\$1,995,000
Bedrooms	5
Bathrooms	5.00
Full Baths	5
Square Footage	4,040
Acres	1.14
Year Built	1931
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Charlie Raine
Listing Office	Coastal Legacy Realty Group

Community Information

Address	85 Vanderlip Drive
Area	169 - PV Dr South
Subdivision	N/A
City	Rancho Palos Verdes
County	Los Angeles
Zip Code	90275

Amenities

Amenities	Horse Trails, Trail(s)
View	Catalina, Hills, Ocean, Trees/Woods
Pool	None

Exterior

Lot Description	ZeroToOneUnitAcre
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Interior

Interior Features	Balcony, Beamed Ceilings, Built-in Features, Cathedral Ceiling(s), Ceiling Fan(s), Entrance Foyer, Galley Kitchen, High Ceilings, Open Floorplan, Pantry, Primary Suite, Separate/Formal Dining Room
Appliances	Dishwasher, Disposal, Refrigerator, Gas Oven, Gas Range, Water Heater
Heating	Central, Forced Air, Fireplace(s), Natural Gas, Wood
Cooling	None
Fireplace	Yes
Fireplaces	Living Room, Primary Bedroom
# of Stories	2
Stories	Two

School Information

District	Palos Verdes Peninsula Unified
High	Palos Verdes

Additional Information

Date Listed	July 23rd, 2024
Days on Market	279
Zoning	RPRS1&E*
Short Sale	N
RE / Bank Owned	N

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