

# \$2,248,000 - 22 Rollingwood Drive, Rolling Hills Estates

MLS® #PV24227774

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**\$2,248,000**

3 Bedroom, 4.00 Bathroom, 2,685 sqft

Residential on 0 Acres

N/A, Rolling Hills Estates,

Welcome to your dream property. This beautifully updated home is full of charm and elegance. A private courtyard welcomes you with quiet serenity that elevates the homes beauty and grace. The first floor provides an updated galley kitchen, two living spaces, a dining space, two bedroom suites, laundry, lots of storage, an abundance of natural light, fireplace, and two points of access to the backyard through sliding doors. Climb the stairs to the large office space and primary suite, walk-in primary closet, large primary bathroom with walk-in shower and tub. Enjoy sweeping views of the Los Angeles basin, enchanting twinkling lights of the city at night, and even a peek-a-boo view of the LA Harbor. The backyard offers room to play, entertain, and take in the afternoon sun, while enjoying privacy from the mature landscape. Close access to schools, shopping, and restaurants make this the ideal location. Come check out this incredible opportunity while it still lasts!



Built in 1956

## Essential Information

MLS® #	PV24227774
Price	\$2,248,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	2,685
Acres	0.23
Year Built	1956
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Matthew Engle
Listing Office	Vista Sotheby's International Realty

## Community Information

Address	22 Rollingwood Drive
Area	176 - Silver Spur
Subdivision	N/A
City	Rolling Hills Estates
County	Los Angeles
Zip Code	90274

## Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Garage
# of Garages	2
Garages	Garage
View	City Lights, Mountain(s), Ocean
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Drywall
Lot Description	ZeroToOneUnitAcre
Windows	Double Pane Windows
Roof	Asphalt, Shingle
Construction	Drywall
Foundation	Raised

## Interior

Interior	Wood
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Interior Features	Galley Kitchen, High Ceilings, Quartz Counters
Appliances	Dishwasher, Refrigerator, Gas Oven, Gas Range, Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

### **School Information**

District	Palos Verdes Peninsula Unified
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### **Additional Information**

Date Listed	July 22nd, 2024
Days on Market	81
Zoning	RERA10000*
Short Sale	N
RE / Bank Owned	N

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