

# **\$2,450,000 - 2525 Via Amador, Palos Verdes Estates**

MLS® #PV25264415

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**\$2,450,000**

5 Bedroom, 4.00 Bathroom, 2,736 sqft

Residential on 0 Acres

N/A, Palos Verdes Estates,

Location, location! Welcome to a rare offering in the heart of Lunada Bay – a home lovingly cherished by the same family for over 55 years. Full of character and Cape Cod – inspired charm, this traditional two-story residence sits on a .25 acre lot and offers the kind of space, comfort, and coastal appeal that only comes to market once in a blue moon. Thoughtfully maintained over the years, the home features a highly desirable floor plan with most of the living area located on the main level. The ocean-view kitchen showcases beautiful stone countertops and opens seamlessly to the family room, where striking wood-beam ceilings add warmth and character. Just off the family room, a large balcony invites you to relax and take in the nightly sunset, stunning ocean and treetop views that define the surrounding neighborhood. Natural light fills the living and dining rooms, complemented by a classic brick fireplace. The main level includes 4 bedroom & 3 bathrooms, including a spacious primary suite with its own private balcony and direct access to a large side yard – an ideal space for a garden retreat, jacuzzi, or other enhancements. Bedrooms are generously sized with deep closets for ample storage. The front-facing bedrooms enjoy charming wood ceilings and views of the lush front garden. Downstairs, you – find a private bedroom with an en-suite bathroom, offering – access to the garage, patio, and backyard. This thoughtful layout makes it



the perfect guest suite, in-law room, or dedicated office with seamless indoor-outdoor flow. Also on the lower level is the beloved "rumpus room," opening to a trellis-covered patio and expansive private garden space with mature flowering plants. A curved staircase leads up to a beautifully landscaped upper garden featuring four mature citrus trees. The long driveway leads to an oversized two-car garage, offering the potential to reconfigure a portion of the space into a dedicated laundry room, home gym or additional storage area. The driveway is spacious enough to double as a sports court, adding even more versatility. Perfectly positioned on one of Lunada Bay's most walkable and highly sought-after flat street areas. Centrally located between the 3 public schools (K-12) and a short stroll to Lunada Bay cliffs and shopping area, this home blends charm, comfort, and an easy coastal lifestyle. It's a wonderful opportunity to make a well-loved property your own and enjoy everything this special neighborhood has to offer!

Built in 1958

Essential Information

MLS® #	PV25264415
Price	\$2,450,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,736
Acres	0.25
Year Built	1958
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional

Status	Closed
Listing Agent	Cameron Stearns
Listing Office	Compass

## Community Information

Address	2525 Via Amador
Area	160 - Lunada Bay/Margate
Subdivision	N/A
City	Palos Verdes Estates
County	Los Angeles
Zip Code	90274

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	6
Parking	Door-Multi, Driveway, Garage, Oversized
# of Garages	2
Garages	Door-Multi, Driveway, Garage, Oversized
View	Neighborhood, Ocean, Trees/Woods
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior	Concrete, Plaster, Wood Siding
Exterior Features	Rain Gutters
Lot Description	ZeroToOneUnitAcre, Garden, Sprinklers In Rear, Sprinklers In Front, Irregular Lot
Windows	Wood Frames
Roof	Tile
Construction	Concrete, Plaster, Wood Siding
Foundation	Raised

## Interior

Interior	Wood
Interior Features	Breakfast Bar, Balcony, Eat-in Kitchen, Unfurnished, Main Level Primary
Appliances	Dishwasher, Freezer, Disposal, Gas Range, Gas Water Heater, Microwave, Refrigerator, Range Hood
Heating	Central

Cooling	None
Fireplace	Yes
Fireplaces	Decorative, Den, Family Room
# of Stories	2
Stories	Two

### **School Information**

District	Palos Verdes Peninsula Unified
Elementary	Lunada Bay
Middle	Palos Verdes
High	Palos Verdes

### **Additional Information**

Date Listed	November 24th, 2025
Days on Market	14
Short Sale	N
RE / Bank Owned	N

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