

# **\$1,699,000 - 30022 Via Borica, Rancho Palos Verdes**

MLS® #SB25014169

**\$1,699,000**

4 Bedroom, 3.00 Bathroom, 2,790 sqft

Residential on 0 Acres

N/A, Rancho Palos Verdes,

Situated in a serene cul-de-sac, this 4-bedroom, 2.5-bath home offers the perfect blend of comfort and tranquility. With approximately 2,745 sq ft of living space on an expansive 17,301 sq ft lot (approximately), there's room to thrive indoors and out. The thoughtfully designed layout features a cozy family room, a spacious living room with a fireplace, a formal dining room, and a bright kitchen that opens to a patio—perfect for grilling and enjoying ocean views.

The large primary suite includes an ensuite bathroom, its own fireplace, and sweeping ocean views, creating an ideal retreat. Generously sized bedrooms and walk-in closets provide plenty of space for everyone. Recent upgrades include stylish plank flooring downstairs, new quartz countertops in 1/2 bath off kitchen and a brand-new forced-air furnace.

The detached 3-car garage offers ample storage with built-in and rafter storage, while the expansive front yard adds curb appeal and plenty of space for outdoor activities or gardening. Located on the stunning Palos Verdes Peninsula, this property is close to top-rated schools, coastal views, and natural beauty.

Ready for your personal touch, this home offers endless potential to modernize and make it your own. Don't miss this incredible opportunity!



Built in 1970

## Essential Information

MLS® #	SB25014169
Price	\$1,699,000
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	2,790
Acres	0.40
Year Built	1970
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Kirk Brown
Listing Office	Kirk Brown, Jr

## Community Information

Address	30022 Via Borica
Area	170 - West Palos Verdes
Subdivision	N/A
City	Rancho Palos Verdes
County	Los Angeles
Zip Code	90275

## Amenities

Parking Spaces	6
Parking	Garage, Garage Door Opener, Garage Faces Front
# of Garages	3
Garages	Garage, Garage Door Opener, Garage Faces Front
View	Ocean
Pool	None

## Exterior

Exterior Features	Rain Gutters
Lot Description	Back Yard, Front Yard, Sprinklers Timer
Windows	Shutters
Roof	Composition

## Interior

Interior	Carpet, Vinyl
Interior Features	All Bedrooms Up, Separate/Formal Dining Room, Sunken Living Room, Walk-In Closet(s)
Appliances	Dishwasher, Gas Range, Microwave
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Living Room, Primary Bedroom
# of Stories	2
Stories	Two

## School Information

District	Palos Verdes Peninsula Unified
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## Additional Information

Date Listed	January 20th, 2025
Days on Market	11
Zoning	RPRS10000*
Short Sale	N
RE / Bank Owned	N

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