

\$1,399,000 - 1151 Averill Avenue, San Pedro

MLS® #SB25014642

\$1,399,000

5 Bedroom, 4.00 Bathroom,
Residential Income on 0 Acres

N/A, San Pedro,

Discover a truly unique property in the highly sought-after Vista Del Oro neighborhood, just steps from Averill Park. Perfect for a buyer seeking a property with exceptional versatility, this property offers the opportunity for a buyer to live comfortably in both residences, live in one and rent the other or just rent them both. Situated on a fully usable 10,220 sq ft flat lot, this property features two distinct homes that have been well cared for by the family that originally acquired the property when it was just a dirt lot back in 1952. The charming front house built in 1953 offers 2 bedrooms and 1 bathroom across 1333 sq ft of living space. It boasts a bright, sunlit living room, a spacious kitchen with dining area, two large bedrooms, an indoor laundry room, and a retro 1950s bathroom with the original pink and maroon tile. Additional features include oak hardwood floors under the carpet (buyer to verify in each room), central heating, and a partial harbor view, creating a warm and inviting space to call home. The rear home, completed in 1988 (per the permits), is a spacious 2-story residence offering 2072 sq ft of living area with 3 bedrooms and 2.5 bathrooms. There's a spacious formal living room formal living room and a family room featuring a bar, fireplace, and picture window with harbor views. The well-appointed kitchen offers ample cabinetry and opens to the the formal dining area that has sliding doors that open up to the huge veranda that is the perfect space for outdoor dining. Next is the primary suite that includes a



cedar-lined walk-in closet, a 3/4 bath, and veranda access. The lower level includes two guest bedrooms, another full bathroom, a large laundry room, and direct access to the 3-car garage. The expansive backyard is a private retreat with fruit trees, a grassy area, a large patio, a firepit, and stairs leading to the upper veranda. Whether you’re hosting gatherings or simply enjoying the peaceful surroundings, this outdoor space is designed to enhance your lifestyle. For added flexibility, the 3-car garage offers the potential for conversion into an ADU (buyer to verify), providing even more living space or income potential. This trophy property is move-in ready with minor updates like fresh paint, flooring, and window coverings. Located on one of the most beautiful residential streets in San Pedro, this is a rare chance to own a legacy property that can be in your family for generations to come. HURRY!!

Built in 1955

Essential Information

| | |
|----------------|--------------------|
| MLS® # | SB25014642 |
| Price | \$1,399,000 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Acres | 0.23 |
| Year Built | 1955 |
| Type | Residential Income |
| Sub-Type | Duplex |
| Style | Traditional |
| Status | Closed |
| Listing Agent | Gary Krill |
| Listing Office | Compass |

Community Information

| | |
|---------|---------------------|
| Address | 1151 Averill Avenue |
| Area | 183 - Vista Del Oro |

| | |
|-------------|-------------|
| Subdivision | N/A |
| City | San Pedro |
| County | Los Angeles |
| Zip Code | 90732 |

Amenities

| | |
|----------------|--------|
| Parking Spaces | 3 |
| # of Garages | 3 |
| View | Harbor |
| Pool | None |

Exterior

| | |
|-----------------|---|
| Exterior | Frame, Stucco |
| Lot Description | Back Yard, Front Yard, Sprinklers Timer, Sprinkler System, Yard |
| Roof | Composition, Shingle |
| Construction | Frame, Stucco |
| Foundation | Raised, See Remarks |

Interior

| | |
|-------------------|--|
| Interior Features | Open Floorplan, Recessed Lighting |
| Appliances | Dishwasher, Electric Oven, Gas Cooktop |
| Heating | Central, Forced Air |
| Cooling | None |
| Fireplace | Yes |
| Fireplaces | Living Room |
| # of Stories | 2 |
| Stories | Two |

Additional Information

| | |
|-----------------|--------------------|
| Date Listed | January 24th, 2025 |
| Days on Market | 31 |
| Zoning | LAR1 |
| Short Sale | N |
| RE / Bank Owned | N |

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