

# \$1,285,000 - 2225 Cabrillo Avenue, San Pedro

MLS® #SB25100958

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## \$1,285,000

3 Bedroom, 3.00 Bathroom, 1,855 sqft  
Residential on 0 Acres

N/A, San Pedro,

Welcome to this AMAZING property with spectacular Harbor Views! When you walk inside from the newly updated front stairs you will be blown away by the fantastic views of the working Harbor. You can clearly see the cruise ships, all the Harbor inner workings, Warehouse #1 & of course the Vincent Thomas Bridge and on the beautiful clear California days you can even see all the way to downtown Los Angeles! The Home has been totally updated within the last few years with elegant lighting, all new designer kitchen with tons of storage, all new Samsung appliances, HUGE farmhouse sink with Kohler fixtures and an amazing seating counter to take in even more of the views! If that is not enough, new energy efficient windows have been added throughout as well as a new Air Conditioning/Heating system. Notice the beautiful high ceilings and added wainscoting as well as the additional cabinetry in the dining area for even more storage. The Primary bedroom suite is located upstairs with a luxury bathroom walk in shower, elegant marble tiles and updated plumbing throughout the entire home. There are two large sized bedroom closets and it is directly off the totally private backyard with a large deck for entertaining. The convenient half bath off the dining/living area has also been upgraded, making it the perfect location for your guests to freshen up. As you walk down the stairs you will note the large glass window drawing in the light from outdoors. You will be greeted by a lovely



small office area with wall mounted T.V that will remain. A large bathroom suite is redone with a tub and includes the elevated washer and dryer, making it easier to access your laundry. Continuing down the hall there are recessed, lighted areas for your art and Two good sized bedrooms with additional closet space which make this home complete. A separate entry door is also there with coded access and this lower level was used as a successful licensed Short Term Rental for some time if the buyer wants to generate income. The landscaping has also been redone over the last several years giving the front step entry some lovely privacy. The backyard has newly planted sod, Orange and lemon tree and a concrete path leading to the 2 car garage with direct Alley access making it super easy to bring in your groceries or enter through the rear gate. This home has been lovingly cared for and upgraded, including all the electrical in the home, leaving you to only move in your furnishings.

Built in 1955

### **Essential Information**

MLS® #	SB25100958
Price	\$1,285,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,855
Acres	0.10
Year Built	1955
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Nancy Kilar

Listing Office      Kilar Homes

## Community Information

Address              2225 Cabrillo Avenue  
Area                  183 - Vista Del Oro  
Subdivision        N/A  
City                  San Pedro  
County              Los Angeles  
Zip Code            90731

## Amenities

Utilities             Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected  
Parking Spaces    2  
Parking             Direct Access, Door-Single, Garage, Garage Faces Rear, No Driveway  
# of Garages        2  
Garages             Direct Access, Door-Single, Garage, Garage Faces Rear, No Driveway  
View                City Lights, Coastline, Ocean, Panoramic, Bridge(s), Harbor, Marina, Water  
Pool                 None  
Security             Carbon Monoxide Detector(s), Smoke Detector(s)

## Exterior

Exterior            Stucco  
Exterior Features   Rain Gutters  
Lot Description    ZeroToOneUnitAcre, Front Yard, Landscaped, Sloped Up  
Windows            Double Pane Windows  
Roof                 Shingle, Asphalt  
Construction       Stucco

## Interior

Interior             Tile, Wood  
Interior Features   Breakfast Bar, Cathedral Ceiling(s), Separate/Formal Dining Room, High Ceilings, Multiple Staircases, Main Level Primary, Primary Suite, Paneling/Wainscoting, Unfurnished  
Appliances         Dishwasher, Free-Standing Range, Disposal, Gas Range, Microwave, Refrigerator, Range Hood, Vented Exhaust Fan, Dryer, Washer  
Heating             Forced Air, High Efficiency  
Cooling             Central Air, Gas  
Fireplaces          None

# of Stories	2
Stories	Two

### **School Information**

District	Los Angeles Unified
High	San Pedro

### **Additional Information**

Date Listed	May 6th, 2025
Days on Market	27
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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