

# **\$1,949,000 - 109 Via Ardilla, Palos Verdes Estates**

MLS® #SB25119099

**\$1,949,000**

3 Bedroom, 2.00 Bathroom, 1,468 sqft

Residential on 0 Acres

N/A, Palos Verdes Estates,

Tucked away on a quiet tree-lined street in Palos Verdes Estates™ sought-after Valmonte neighborhood, this updated 3-bedroom, 2-bath Cape Cod offers the perfect blend of classic charm, modern upgrades, and room to grow. With ~1,468 sq ft of living space on an expansive 7,798 sq ft flat lot, this home is ideal for young families or anyone looking to put down roots in a close-knit community known for its serene setting and top-rated schools.

Step inside to discover refurbished original oak hardwood floors, a cozy wood-burning fireplace, and a light-filled living room that opens to a durable Ipe wood deck—perfect for entertaining or enjoying peaceful afternoons overlooking the private, landscaped backyard. The updated kitchen features granite countertops, refaced cabinetry, and newer appliances, while the primary suite is thoughtfully set apart from the other bedrooms for added privacy.

Significant upgrades include a new HVAC system, full home rewiring with Cat6 ethernet, an EV-ready electrical panel, and a fully insulated, drywalled garage—perfect for a gym, studio, or workshop. Over \$40,000 in architectural plans and permits are included, with nearly-finalized approval to potentially expand the home into a 4-bedroom, 2-bath layout.



Enjoy proximity to local walking trails, the Valmonte garden, and the best of Palos Verdes living. With very few homes available in this price range and location, this is a rare opportunity.

Built in 1952

## Essential Information

MLS® #	SB25119099
Price	\$1,949,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	1,468
Acres	0.18
Year Built	1952
Type	Residential
Sub-Type	Single Family Residence
Style	Cape Cod, Ranch
Status	Closed
Listing Agent	Clifford Scherb
Listing Office	Vista Sothebyâ€™s International Realty

## Community Information

Address	109 Via Ardilla
Area	164 - Valmonte
Subdivision	N/A
City	Palos Verdes Estates
County	Los Angeles
Zip Code	90274

## Amenities

Amenities	Other
Utilities	Cable Available, Electricity Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Connected, Natural Gas Available, Phone Available, Sewer Available, Underground Utilities, Water Available
Parking Spaces	2

Parking	Garage, Garage Door Opener, Paved
# of Garages	2
Garages	Garage, Garage Door Opener, Paved
View	Neighborhood, Trees/Woods
Pool	None

## Exterior

Exterior	Board & Batten Siding, Stucco
Lot Description	ZeroToOneUnitAcre, Front Yard, Sprinklers In Rear, Sprinklers In Front, Lawn, Landscaped, Level, Near Park, Sprinkler System, Street Level, Trees, Garden, Gentle Sloping
Windows	Wood Frames
Roof	Shake
Construction	Board & Batten Siding, Stucco
Foundation	Concrete Perimeter, Pillar/Post/Pier, Raised

## Interior

Interior	Tile, Wood
Interior Features	Breakfast Bar, Eat-in Kitchen, All Bedrooms Down, Bedroom on Main Level, Main Level Primary, Primary Suite, Chair Rail, Crown Molding, Living Room Deck Attached, Pantry, Tile Counters, Workshop
Appliances	Dishwasher, Gas Cooktop, Disposal, Microwave, Refrigerator, Range Hood, Tankless Water Heater, Vented Exhaust Fan, Electric Oven, Freezer, Gas Water Heater, Ice Maker, Indoor Grill, Water Heater, Water To Refrigerator
Heating	Central
Cooling	Central Air, Electric
Fireplace	Yes
Fireplaces	Gas Starter, Living Room, Wood Burning
# of Stories	1
Stories	One

## School Information

District	Palos Verdes Peninsula Unified
Elementary	Silver Spur
Middle	Palos Verdes
High	Palos Verdes Peninsula

## Additional Information

Date Listed	May 28th, 2025
Days on Market	12

Zoning PVR1\*

Short Sale N

RE / Bank Owned N

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