

# **\$1,449,000 - 27636 Evergreen Place, San Pedro**

MLS® #SB25125672

**\$1,449,000**

4 Bedroom, 3.00 Bathroom, 2,346 sqft

Residential on 0 Acres

N/A, San Pedro,

**UNLOCK AN EXTRAORDINARY LIFESTYLE:  
FEATURING A SPRAWLING PRIVATE  
YARD, DESIGNER-LEVEL UPGRADES, AND  
ACCESS TO FULL RESORT STYLE  
AMENITIES.**



Situated within the exclusive Ponte Vista gated community adjacent to Rancho Palos Verdes, this immaculate two-story, 4-bedroom, 3-bathroom home built in 2022 features an expansive backyard ideal for entertaining or relaxation. This home is \*one of just three\* Westport residences offering substantial outdoor space (5,872 sq ft lot) enhanced by exceptional builder upgrades. Offering 2,346 sq ft (BTV) of refined living space and low HOA fees, this home beautifully blends luxury, comfort, and exceptional value in the South Bay.

## **GOURMET KITCHEN & LUXURY DESIGN**

Gourmet kitchen includes Sub-Zero refrigerator, Wolf gas range, smart oven, and integrated Cove dishwasher. A custom island featuring MSI-Carrara quartz, designer backsplash, and Kohler apron-front sink add sophistication, perfect cooking and entertaining.

## **SMART & EFFICIENT LIVING**

Fully-owned 12-panel (4.2 kW) solar system significantly reduces utility bills, complemented by HALO whole-home air purification and dual Ecobee smart thermostats for optimal comfort

and air quality. LED lighting throughout and a security system enhance modern convenience. Premium audio package includes flush-mount ceiling speakers in three zones, 7.1 surround sound wiring, and concealed TV conduits in main areas. Two-car garage features epoxy flooring, built-in cabinetry with quartz counters, and a Wi-Fi-enabled garage door opener.

#### TRANQUIL LIVING & ENHANCED COMFORT

Experience tranquility with upgraded sound-dampening insulation throughout walls and floors. Premium vinyl plank flooring adds sophistication and durability to main living areas. The thoughtfully designed layout includes a versatile main-level guest suite perfect for visitors, multi-generational living, or a home office. Bathrooms feature frameless glass showers, brushed nickel fixtures, and cultured marble countertops.

#### PONTE VISTA RESORT-STYLE AMENITIES

Residents enjoy exclusive community amenities, including a heated pool, spa, fitness center, dog park, and scenic walking trails. The ideal location provides convenient access to major freeways and the vibrant waterfront redevelopment at West Harbor.

Built in 2023

#### **Essential Information**

MLS® #	SB25125672
Price	\$1,449,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,346
Acres	0.13
Year Built	2023
Type	Residential

Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Justin Drury
Listing Office	Strand Hill Properties

## Community Information

Address	27636 Evergreen Place
Area	193 - San Pedro - North
Subdivision	N/A
City	San Pedro
County	Los Angeles
Zip Code	90732

## Amenities

Amenities	Maintenance Grounds, Outdoor Cooking Area, Barbecue, Picnic Area, Pool, Guard, Spa/Hot Tub, Security, Dog Park, Fire Pit, Fitness Center, Trail(s)
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Garage
# of Garages	2
Garages	Garage
View	Neighborhood
Has Pool	Yes
Pool	Community, In Ground, Association, Fenced
Security	Fire Detection System, Fire Sprinkler System, Security Gate, Gated Community, Smoke Detector(s), Prewired

## Exterior

Lot Description	Back Yard, Garden, Landscaped, Lawn
Windows	Custom Covering(s)

## Interior

Interior	Vinyl
Interior Features	Open Floorplan, Pantry, Quartz Counters, Bedroom on Main Level, Walk-In Closet(s), Built-in Features, Storage, Wired for Sound
Appliances	Dishwasher, Gas Oven, Gas Range, Microwave, Tankless Water Heater, Vented Exhaust Fan, Dryer, Washer
Heating	Central
Cooling	Central Air, High Efficiency

Fireplaces	None
# of Stories	2
Stories	Two

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	June 18th, 2025
Days on Market	69
Zoning	LAPVSP
Short Sale	N
RE / Bank Owned	N

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