

# \$869,000 - 2609 Leland Street, San Pedro

MLS® #SB25136698

**\$869,000**

2 Bedroom, 1.00 Bathroom, 949 sqft

Residential on 0 Acres

N/A, San Pedro,

California Coastal Living at an affordable price. This beautiful one level home situated on a large flat lot has been wonderfully remodeled and exudes a cool beachy vibe. Located just a short walk or drive away from the ocean bluffs, Pt Fermin Park, Royal Palms State Beach and the White Point Nature Preserve, you'll enjoy cool breezes and fresh ocean air on a daily basis. This cottage sits back from the street with a large freshly landscaped front yard that gives it great presence from the curb. Inviting front porch greets you as you find your way into the living area with decorative fireplace and a large picture window to allow the natural light into the space. From there you'll go into the spacious sunlit dining area that opens up to the newly remodeled kitchen featuring Kolville "Barley Oak" cabinetry, "cement-look" quartz countertops, pebble tile backsplash and Frigidaire Gallery stainless steel appliances. Adjacent to the kitchen is the laundry room that offers additional cabinetry and a door to access the rear yard. Main hall offering a coat closet and linen cabinets leads you to the two spacious bedrooms that offer ample closet space. The full bath is also new with custom tile finishes and quality fixtures. Gorgeous wide-plank White Oak hardwood floors (not laminate) have been installed throughout and the home's interior has been freshly painted. Other interior upgrades include recessed lighting, new door hardware and light fixtures, mirrored closet doors & 2" faux wood blinds. A new forced air heating & air conditioning



system has been installed for year-round comfort. Exterior upgrades include a new concrete patio, wood fencing and widening of the driveway for easier access to the detached two car garage. The garage features a new roll-up door and comes equipped with electricity, gas, a sewer line and hot & cold water, making it an easy candidate for an ADU conversion. In addition to the garage, there's a long and wide gated driveway that provides plenty of parking for several cars or maybe even the weekend toys/RV. The HUGE rear yard features a nice patio area and a spacious grassy area so adding onto the home, building a separate ADU or installing a pool are possible here. Upgraded electrical panel, dual-pane vinyl windows, copper plumbing and a fully automated irrigation system for the front and rear yards complete this wonderful property. This is a super sweet home in the desirable Palisades area. DON'T MISS IT!!

Built in 1941

## Essential Information

MLS® #	SB25136698
Price	\$869,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	949
Acres	0.13
Year Built	1941
Type	Residential
Sub-Type	Single Family Residence
Style	Cottage
Status	Closed
Listing Agent	Gary Krill
Listing Office	Compass

## Community Information

Address	2609 Leland Street
Area	180 - Palisades
Subdivision	N/A
City	San Pedro
County	Los Angeles
Zip Code	90731

## Amenities

Parking Spaces	7
Parking	Driveway, Garage, RV Potential
# of Garages	2
Garages	Driveway, Garage, RV Potential
View	None
Pool	None

## Exterior

Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Yard, Sprinklers Timer, Sprinkler System
Windows	Double Pane Windows, Blinds, Casement Window(s)
Roof	Composition, Shingle
Foundation	Raised

## Interior

Interior	Tile, Wood
Interior Features	Separate/Formal Dining Room, Recessed Lighting, Quartz Counters
Appliances	Dishwasher, Free-Standing Range, Disposal, Microwave, Refrigerator
Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Decorative
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	June 30th, 2025
Days on Market	4

Zoning LAR1

Short Sale N

RE / Bank Owned N

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