

\$1,389,000 - 1754 Perch Street, San Pedro

MLS® #SB25161555

\$1,389,000

3 Bedroom, 2.00 Bathroom, 2,059 sqft

Residential on 0 Acres

N/A, San Pedro,

For the discerning buyer seeking a refined, low-maintenance coastal lifestyle, this Mediterranean-inspired villa delivers on every level. Nestled on a quiet cul-de-sac in the coveted Upper South Shores, the home enjoys unobstructed ocean and Catalina Island views from nearly every main living space. Cool afternoon breezes complete the relaxed, elevated feel of this special property.

Completely reimagined with a focus on quality, this home offers timeless sophistication.

It's not for someone chasing fleeting trends—no stark whites or grays here.

Instead, rich natural finishes and craftsmanship take center stage. Designed for those who value elegance and ease over excess outdoor space, this residence is effortless coastal living at its finest. Curb appeal is instant. A wide stone staircase leads through lush, manicured landscaping to a covered front porch trimmed in natural stone.

Smooth stucco, a red tile roof, and patina copper accents complete the classic Mediterranean exterior. Through the double-door entry, you're welcomed by soaring 10-foot ceilings and a large coat closet in the foyer. The formal living room features vaulted ceilings, a natural stone fireplace, built-in bookshelf and a large picture window showcasing panoramic views. An arched opening leads into the formal dining area and the upgraded kitchen, outfitted with custom wood cabinetry, granite countertops, walk-in pantry, and a travertine backsplash. Stainless



steel appliances include a six-burner cooktop, counter-depth refrigerator, double oven, dishwasher, and custom hood. The adjacent family room offers a second fireplace, attractive tray ceiling, and sliding glass doors that open to a 600+ sq ft deck. With frameless glass railings and jaw-dropping views, it's an ideal spot to relax or entertain. The private wing includes a spacious primary suite and two additional bedrooms, all with vaulted ceilings, wide-plank hardwood floors, and generous closets. Both bathrooms feature natural stone, granite, and custom cabinetry. A large indoor laundry room adds ample storage, a utility sink and even an ocean view. Crown molding, Baldwin hardware, designer lighting, recessed lighting, and a spotless three-car garage complete this truly special home. ALSO FOR LEASE AT \$5500/MONTH.

Built in 1955

Essential Information

MLS® #	SB25161555
Price	\$1,389,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Square Footage	2,059
Acres	0.16
Year Built	1955
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Gary Krill
Listing Office	Compass

Community Information

Address 1754 Perch Street

Area	179 - South Shores
Subdivision	N/A
City	San Pedro
County	Los Angeles
Zip Code	90732

Amenities

Parking Spaces	3
Parking	Garage Faces Front, Garage, See Remarks
# of Garages	3
Garages	Garage Faces Front, Garage, See Remarks
View	Ocean, Catalina
Pool	None

Exterior

Exterior	Copper Plumbing
Lot Description	Front Yard, Sprinkler System, Cul-De-Sac, Sloped Up, Sprinklers In Front, Sprinklers In Rear, Sprinklers Timer
Windows	Double Pane Windows
Roof	Spanish Tile
Construction	Copper Plumbing
Foundation	Slab

Interior

Interior	Stone, Tile, Wood
Interior Features	Breakfast Bar, Built-in Features, Crown Molding, Granite Counters, High Ceilings, Recessed Lighting, Primary Suite, Dry Bar, Entrance Foyer, Living Room Deck Attached, Pantry, Tray Ceiling(s), Walk-In Pantry
Appliances	Dishwasher, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Refrigerator, Range Hood, Double Oven, Hot Water Circulator, SixBurnerStove
Heating	Central, Forced Air
Cooling	None
Fireplace	Yes
Fireplaces	Family Room, Gas, Living Room, See Remarks
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed July 23rd, 2025
Days on Market 134
Zoning LAR1
Short Sale N
RE / Bank Owned N

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