

\$1,325,000 - 1239 Patton Avenue, San Pedro

MLS® #SB25173653

\$1,325,000

5 Bedroom, 3.00 Bathroom,
Residential Income on 0 Acres

N/A, San Pedro,

Some properties don't just sit on a street—they define it. 1239 S. Patton Ave. is one of those rare San Pedro landmarks, the kind that turns heads every time you pass. Set high on a corner knoll in coveted Vista Del Oro, this Dutch Colonial masterpiece has graced the neighborhood since 1924, and it's now ready for its next chapter. Lovingly maintained and thoughtfully upgraded over the past 38 years by its interior designer owner, this home blends period charm with timeless elegance. Step inside to find rich oak floors and a dramatic staircase that sets the tone. Sunlight pours into the expansive living room through large picture windows, while a stately stone fireplace flanked by original stained glass adds warmth and history. The formal dining room is equally impressive, with wainscoting, another set of stained-glass windows, a gorgeous crystal chandelier, and timeless wall sconces. The kitchen—both functional and beautiful—is fitted with custom cabinetry, honed black granite counters, marble floors, and high-end appliances, including a Sub-Zero refrigerator, WOLF six-burner range with pot filler, double oven, built-in microwave and a food prep area with a second sink. At the end of the hall on the main floor is a stunning three-quarter bath, appointed with Walker Zanger tile, a marble-topped vanity repurposed from fine furniture, and a new frameless glass shower enclosure. Upstairs, the central hallway is lit by antique fixtures from the original See's



Candy building in Los Angeles. Three spacious bedrooms offer charm and comfort, two with custom window seats and built-in storage. The vintage-inspired bath features original 1920s tub and tile, expertly restored and styled with care. Throughout the home, you'll find tall ceilings, custom window treatments, and artisan-made lighting that elevate every room. And that's not all! This San Pedro Classic comes with another charming 2 bedroom, 1 bath Craftsman bungalow sits on the lot with its own address. This added bonus provides \$1780/month of rental income to help subsidize your housing expense. A 3-car garage off the alley offers potential for an ADU conversion that could provide additional income. Located just a few blocks away from the San Pedro treasure that is Averill Park and just a few more blocks away from the Weymouth Corners shopping plaza. This special property is more than just two homes on a lot. It makes a statement and is a legacy that could be in your family for generations to come. HURRY!

Built in 1924

Essential Information

MLS® #	SB25173653
Price	\$1,325,000
Bedrooms	5
Bathrooms	3.00
Acres	0.19
Year Built	1924
Type	Residential Income
Sub-Type	Duplex
Style	Colonial
Status	Closed
Listing Agent	Gary Krill
Listing Office	Compass

Community Information

Address 1239 Patton Avenue
Area 183 - Vista Del Oro
Subdivision N/A
City San Pedro
County Los Angeles
Zip Code 90731

Amenities

Parking Spaces 3
Parking Garage, Garage Door Opener
of Garages 3
Garages Garage, Garage Door Opener
View Harbor
Pool None
Security Security System

Exterior

Exterior Frame, Stucco
Lot Description Corner Lot, Sprinklers Timer, Sprinkler System, Yard
Windows Custom Covering(s), Drapes, Stained Glass
Roof Composition, Shingle
Construction Frame, Stucco
Foundation Raised

Interior

Interior Tile, Wood
Interior Features Built-in Features, Crown Molding, Granite Counters, Recessed Lighting, Wired for Sound, All Bedrooms Up
Appliances SixBurnerStove, Double Oven, Dishwasher, Free-Standing Range, Disposal, Microwave, Refrigerator, Range Hood, Water Heater
Heating Central, Forced Air
Cooling Central Air
Fireplace Yes
Fireplaces Living Room, See Remarks, Gas Starter
of Stories 2
Stories Two

Additional Information

Date Listed August 4th, 2025

Days on Market	72
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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