

# **\$2,000,000 - 9 Moccasin Lane, Rolling Hills Estates**

MLS® #SB25217622

**\$2,000,000**

4 Bedroom, 3.00 Bathroom, 2,985 sqft

Residential on 0 Acres

N/A, Rolling Hills Estates,

Welcome to 9 Moccasin Lane, a highly sought-after horse property in the desirable community of Rolling Hills Estates. This spacious 2,985 sq ft residence sits on an expansive 19,317 sq ft lot and has been recently refreshed with new interior and exterior paint plus brand new hardwood floors and tile throughout.

The mostly single-level layout offers 4 bedrooms + 2.5 bathrooms, including a primary suite that opens directly to the backyard and provides a blank canvas to customize your dream closet and primary bathroom. The large living room showcases hand-made wood beamed ceilings and a wood-burning brick fireplace, while the formal dining room, country-style kitchen with walk-in pantry, and living area create the perfect flow. Upstairs, a generous loft - offering an additional 600 sq ft not included in the listed square footage - expands the living space and can easily serve as a guest space, playroom, yoga retreat, or creative studio.

Equestrian enthusiasts will love the 4-stall barn with direct access to the Moccasin Lane Bridle Trail. Outdoors, the oversized lot offers plenty of room for recreation, expansion, or simply enjoying the serene setting. Additional highlights include two garages (a double + single totaling 3.5 cars) plus on-site parking for 6+ vehicles, and a newer roof for peace of mind.

Just minutes from the beach, shopping, and award-winning schools, this property combines



country-style living with modern comforts. With its versatile floor plan, equestrian amenities, and endless potential, 9 Moccasin Lane is ready to be transformed into your dream estate.

Built in 1973

## Essential Information

MLS® #	SB25217622
Price	\$2,000,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,985
Acres	0.44
Year Built	1973
Type	Residential
Sub-Type	Single Family Residence
Style	Custom, Ranch
Status	Closed
Listing Agent	Edward Kaminsky
Listing Office	eXp Realty of California, Inc

## Community Information

Address	9 Moccasin Lane
Area	165 - PV Dr North
Subdivision	N/A
City	Rolling Hills Estates
County	Los Angeles
Zip Code	90274

## Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Not Available, Overhead Utilities, Sewer Not Available, Water Available
Parking Spaces	8
Parking	Door-Multi, Door-Single, Driveway, Driveway Level, Garage, Garage Faces Side, Gated, RV Access/Parking, RV Potential, Uncovered, Workshop in

Garage	
# of Garages	3
Garages	Door-Multi, Door-Single, Driveway, Driveway Level, Garage, Garage Faces Side, Gated, RV Access/Parking, RV Potential, Uncovered, Workshop in Garage
View	Neighborhood, Trees/Woods
Pool	None

## Exterior

Exterior	Copper Plumbing, Stucco, Wood Siding
Lot Description	Back Yard, Front Yard, Horse Property, Landscaped, Near Park, Ranch, Sprinklers In Front, Yard
Windows	Blinds
Roof	Composition
Construction	Copper Plumbing, Stucco, Wood Siding

## Interior

Interior	Tile, Wood
Interior Features	Separate/Formal Dining Room, All Bedrooms Down, Beamed Ceilings, Bedroom on Main Level, Breakfast Bar, Cathedral Ceiling(s), Country Kitchen, Loft, Main Level Primary, Pantry, Primary Suite, Tile Counters, Unfurnished
Appliances	Dishwasher, Electric Oven, Refrigerator, Dryer, Washer, Double Oven, Electric Cooktop, Range Hood, Water Heater
Heating	Central, Fireplace(s)
Cooling	None
Fireplace	Yes
Fireplaces	Living Room, Wood Burning
# of Stories	2
Stories	Two

## School Information

District	Palos Verdes Peninsula Unified
Elementary	Rancho Vista
Middle	Miraleste
High	Peninsula

## Additional Information

Date Listed	September 15th, 2025
Days on Market	43
Zoning	RERA20000*

Short Sale N  
RE / Bank Owned N

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