

640 PALMERA AVE | PACIFIC PALISADES, CA 90272



OFFERED AT \$3,895,000

Property Website

www.640Palmera.com

Presented by

VIOLETTA HARGITAY
REALTOR®-ASSOCIATE

Sotheby's International Realty

15308 Sunset Blvd | Pacific Palisades, CA 90272

M | 310-367-2190

CalBRE Lic# 01048551

violetta@LAestates.com

www.LAestates.com

Sotheby's

INTERNATIONAL REALTY



A modern Tuscan Villa in a serene, private setting immersed in nature. Features include grand entry hall and staircase, solid walnut floors, Venetian plaster, formal dining room, 4 fireplaces, and 3 zone heating/AC. Large gourmet kitchen features Viking appliances, solid wood cabinetry, farmhouse sink, a large granite island w/ counter seating, and a built-in breakfast nook. Kitchen opens to the great room with large triple sliding glass doors leading to deck with gorgeous treetop views. Upstairs Master Suite w/ fireplace, balcony, and large bathroom w/ walk-in shower, and spa tub also with treetop views. Large Entertainment area downstairs leads to an outdoor covered terrace, w/ stone fireplace, outdoor BBQ, and yard w/ artificial lawn. There is also a bedroom, bath, large laundry room, and room for a wine cellar/ tasting room. Close proximity to beaches, local parks, trails, and the new Caruso shopping area in the Village.



Pacific Palisades

640PALMERA.COM

5BD/6BA | Interior: 4,478± sq.ft. | Exterior: 8,477± sq.ft. | \$3,895,000

Violetta Hargitay

DRE:01048551 | 310.367.2190

violetta13@me.com | LAestates.com

Recipient of the Los Angeles Five Star Real Estate Agent,
Los Angeles Magazine | 2013 - 2018

SOTHEBY'S INTERNATIONAL REALTY - PACIFIC PALISADES BROKERAGE
15308 Sunset Boulevard, Pacific Palisades, CA 90272 | sothebyshomes.com

640 PALMERA AVE
PACIFIC PALISADES, CA 90272

**5
Beds**

**Baths 6.00
(4F 0T 0H 2Q)**

**4,478/AS
Sqft**

Single Family
LP \$3,895,000



| | |
|----------------------------|----------------------|
| Area | 15 Pacific Palisades |
| Subdivision | |
| List Price Per Sqft | \$869.81 |
| Lot Size | 8,491/AS |
| HOA Fee 1 & 2 | |
| MLS# | 18-340824 |
| APN | 4414-012-030 |

OPEN HOUSE 05/20/2018 (2:00PM-5:00PM)
05/22/2018 (11:00AM-2:00PM)

Directions: Sunset Blvd, to Northfield, South to Palmera.

Remarks: Rare opportunity to own a modern Tuscan Villa in a serene, private setting. Immersed in nature, this one of a kind location feels like a tropical rainforest. Features include a grand entry hall/staircase, hand-distressed walnut floors, Venetian plaster, formal dining, 4 fireplaces, and 3 zone heating/AC. Large gourmet kitchen w/ Viking appliances, solid wood cabinetry, farmhouse sink, large granite island, and a built-in breakfast nook w/ bench seating. Kitchen opens to the great room with built-in cabinets, large triple sliding glass doors leading to deck with gorgeous treetop views. Upstairs Master Suite w/ fireplace, balcony, and large bathroom w/ walk-in shower, and spa tub also with treetop views. Part of the lower level is being used as a personal music studio. Can be reconfigured as a large entertainment room/studio/gym/recreation room, etc. Outdoor covered terrace, w/ fireplace, BBQ, and yard w/ low maintenance artificial grass. Downstairs bed/bath & room for wine cellar.

| Structure Info | |
|--------------------------|---------------|
| Year Built/Source | 2009/Assessor |
| View | Trees/Woods |
| Stories | 3 |
| Guest House | None |
| PUD | No |
| Sewer | In Street |
| Style | Mediterranean |

| Land/Lot Info | |
|-----------------------|-----------------|
| Zoning | LAR1 |
| Land Type | |
| Land Lease | |
| Horse Property | No |
| Lot Acreage | |
| Special Zone | Property Report |
| Addl Parcel | No |

| Contract Info | | DOM 1 |
|-------------------------|------------------------|-------|
| List Date | 05-17-2018 | |
| List Price | \$3,895,000 | |
| Orig List Price | \$3,895,000 | |
| Status Date | 05-17-2018 | |
| Change Date/Type | 05-17-2018/New Listing | |
| Sale Type | Standard | |

| Community/Development | |
|-----------------------------------|--|
| Tax Mello Roos | |
| Complex/Assoc Name | |
| Assoc Amenities | |
| Assoc Fees Include | |
| Assoc Pet Rules | |
| Community Features | |
| Rental Restrictions | |
| Short Term Rentals | |
| Short Term Rental Duration | |

| Parking Details | |
|-------------------------|--------------------------|
| Parking Type | Attached, Garage - 2 Car |
| Total Spaces | 2 |
| Covered Spaces | 2 |
| Uncovered Spaces | |
| Garage Spaces | 2 |
| Carport Spaces | |

| Interior Features | |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| # Fireplaces/Details | 2/Den, Dining, Master Bedroom, Patio |
| Furnished | No |
| AC/Cooling | Air Conditioning, Central, Multi/Zone |
| Heating | Central |
| Flooring | Hardwood, Mixed, Stone |
| Equip/Apppl | Alarm System, Barbeque, Built-Ins, Cable, Dishwasher, Freezer, Garbage Disposal, Gas Dryer Hookup, Hood Fan, Microwave, Range/Oven, Refrigerator |

| Exterior Features | |
|----------------------|-------------------|
| Pool | No |
| Spa | Bath Tub |
| Tennis/Courts | None |
| Roofing | Spanish Clay Tile |
| Fence | |
| Laundry | Inside, Room |

Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. MLSPLUS™ Copyright © 2018 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Violetta Hargitay CalBRE# 01048551

640 Palmera Ave Features

FEATURES

Modern Tuscan/Mediterranean Villa – Constructed in 2009
5 bedrooms | 6 baths | 4478 sq ft | Lot 8477 sq ft
(approx per assessor)

Grand Entry Hall w/ Staircase and Skylight

Formal Dining Room w Fireplace

Main Level Powder Room

Hand Distressed Walnut Floors

Venetian Plaster Paint Finish

3 zone Heating/AC

Recessed Lighting

Built in Speakers

Linen Closet

Large Laundry Room w/ Stainless Steel Sink

75 Gallon Water Heater

Alarm System – 2 panels

2 Car Direct Entry Garage

KITCHEN

Viking 6 Burner Stovetop w/ Griddle and Pot Filler

Viking Double Wall Ovens

KitchenAid Fridge/Freezer

Solid Wood Cabinetry and Granite Counters

Large Granite Island w/ Counter Seating

Farmhouse Sink and Center Island Sink

Water Filtration Under Sink

Built-in Wine Fridge

Built-in Breakfast Nook w/ Bench Seating

FAMILY ROOM

Large Fireplace

Custom Cabinetry and Shelving

Built in Speakers

Triple Sliding Doors lead to approx 36 ft Balcony (w Gas Hookup for BBQ)

Gorgeous treetop views

MASTER BEDROOM AND BATH

Large Suite with Deck and Treetop Views

Fireplace and Built-in cabinetry

Large Bathroom with Jetted tub

Walk In Shower with 3 Shower Heads

Large Walk-in Closet

LOWER LEVEL

Large Entertainment/Media Room

Room for Wine Cellar/Tasting room

One Bedroom w/ Full Bath

Access to Large Covered Patio w/ Outdoor Fireplace

Built in BBQ and Artificial Grass Area Overlooking a Beautiful Wooded Forest-Like Setting