

# 2836 Victoria Place, Palos Verdes Estates, CA



## Quality and Features without Compare! ...

- Impressive arched and columned architecture.
- Striking entrance and living spaces
- Extraordinary detailing and materials, engineering, and construction
- Large, flat, functional yard
- Prime, but secluded location
- See inside for more details! ==>

Price: **\$3,638,800**

Bedrooms: **5**

Bathrooms: **3**

Living Area: **3,527 sqft**

Lot Size: **16,238 sqft**

Welcome to old world charm in abundance including dramatic arches and open beam ceilings, 3/4" hardwood floors, large windows with ample natural lighting, original Spanish quarry tile, a welcoming front verandah and two extensive balconies encompassing the back of the house. The rooms are large with incredible storage space throughout. This is not a tract house but a well built custom home including two brick fireplaces and heavy duty lath and plaster walls. The oversize three car garage includes abundant storage space. Five bedrooms, three bathrooms, a family room, a separate play or hobby room, a large kitchen with dining area. The laundry room is off the kitchen making it easy to multitask, particularly helpful for working parents. There is a separate formal dining area and a large living room for entertaining. The tri-level floor plan allows space for everyone. The yard is oversized, flat, with plenty of fruit bearing trees. The entire estate is located on a level, quiet and private cul de sac. On clear days dramatic ocean views can be seen among the picturesque backdrop of trees. A great opportunity for the discerning buyer.

## 2836 Victoria Place, Palos Verdes Estates, CA 90274—Owner's Notes

- **Square Footage Measurements:**

- ◇ House interior 3527 sqft
- ◇ Covered Quarry Tiled, Columned Veranda Along Front (within roofline) 297 sqft
- ◇ Subtotal 3,738 sqft
- ◇ Exterior Porches 375 sqft
- ◇ Attached Garage 742 sqft
- ◇ Subtotal—Structure 4,885 sqft
- ◇ Subtotal—Structure minus Garage 4113 sqft
- ◇ Patio 536 sqft

- **Interior Spaces**

- ◇ Large entry with mission-beamed open ceiling, quarry tile floor, skylights, chandelier
- ◇ Living room with open beamed ceiling, wood or gas fireplace
- ◇ Separate formal dining room with open beamed ceiling, made-in-Spain brass chandelier
- ◇ 2 family rooms, one with wood/gas fireplace with heat exchanger, other as 2nd family room or theater room or hobby room or large in-home office
- ◇ 5 bedrooms, master bedroom suite on main entry level with mission-beamed open ceiling
- ◇ Second bedroom suite, e.g. potential use as parent's area or as office, also on main entry level, with walk-in closet and separately accessible 2nd bathroom
- ◇ 3 downstairs bedrooms with a multi-function THREE ROOM full bathroom including separate toilet, shower and rooms each with sinks
- ◇ Kitchen, all electric
- ◇ Breakfast room
- ◇ Laundry room
- ◇ Walk-in Pantry
- ◇ Stairwells and hallways are all quarry-tiled, wrought iron detailing
- ◇ Utility area
- ◇ Extensive storage closets including bedrooms, linen, entry, and family rooms

- **Quality Features**

- ◇ Wood floors in the living room, dining room, both family rooms, parquet and picket with all beveled edges, old-world deep stained and waxed
- ◇ Quarry tiled floors on veranda, entry, entry coat closet, halls upstairs and downstairs, stairs
- ◇ Double door entry framed on either side with large leaded stained glass windows by Kathleen Klatt
- ◇ Lathe and plaster 1-inch thick walls and ceilings (versus drywall)
- ◇ 2 fireplaces: brick and mortar (not metal) chimney; gas or wood on both; the family room is set up for wood and with a fan-driven heat exchanger

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- ◇ Living room set up with artificial logs and gas flames
- ◇ Ceramic tiled floor with mosaic border accent in kitchen, breakfast area, laundry room, pantry, and all 3 bathrooms
- ◇ Set on base wood sub-flooring overlaid with an additional layer of concrete sandwiched between two fiberglass mats, screwed and glued for durability and longevity
- ◇ Stone composite kitchen and bar counters
- ◇ Red clay tile roof (newly re-roofed within the last year, i.e., new subroofing, new tar-felt layout, tile reset and replacement)
- ◇ Paver-stone driveway and entry walkway with parquet design
- ◇ The whole house was very recently re-plumbed with a 3-pipe system (cold, hot and separate for house exterior faucets/auto sprinkler) system
- ◇ Nuvo filter on house cold and hot system
- ◇ Living room, master bedroom, dining room, kitchen all with sliding doors to TREX decked porches, length of the back of the house. Family room with sliding doors to patio
- ◇ All electric kitchen, i.e. no future State gas requirement concerns
- **Yard Features**
  - ◇ Large yard and lawn areas
  - ◇ 30 fruit trees including orange, lemon, apple, plum, tangerine, grapefruit, guava, pomegranate, apricot, black and green avocado
  - ◇ Trellised grape vines
  - ◇ All lawn areas and flower beds edged in red brick attractive low maintenance
  - ◇ Elegant boxwood hedging lining driveway, walkway, house front
  - ◇ Flowering golden medallion trees fronting house and arching over the entry walkway
  - ◇ Extensive flowering plants
  - ◇ Ocean views more so from the house and back porches, facing west toward Catalina and San Nicolas Islands
  - ◇ Outdoor brick pit barbecue with kitchen and patio access
- **Low Ownership Cost and Future Cost Avoidance, i.e. no surprises**
  - ◇ Newer roof: recently reroofed (<1yr) to include new underlayment, trim, flashings, etc.
  - ◇ Recently completely replumbed with triple line feed, Nuvo filter on house lines, and separate 3rd line feed for outdoor auto irrigation and faucets
  - ◇ TREX decking on all porches with stainless steel hardware
  - ◇ Three-quarter-inch thick hardwood flooring
  - ◇ All-electric kitchen satisfying potential future energy requirements
  - ◇ Wonderboard (concrete sandwiched between 2 fiberglass sheathing layers) underlayment as an extra rigid layer between sub-flooring and all ceramic tile floors
  - ◇ One-inch thick lath and plaster walls

Step into this enchanting Mediterranean-style haven, a home that boasts not just elegance, but a whole lot more. Nestled in the heart of Palos Verdes Estates, this property is a prime example of meticulous care and attention to detail. As you approach, be greeted by lush landscaping that frames the house perfectly. The home is located on a flat cul-de-sac street. It's the kind of street where neighbors become friends and where kids can play freely. But that's just the beginning

Imagine yourself strolling down the tiered entry walkway, guided by the charm of a pillared veranda porch stretching gracefully across the front of the house. As you open the double doors, you're instantly bathed in natural light, thanks to the sky-lit entryway and its high open beamed mission ceiling. It's like having your daily dose of sunshine and good vibes right at your doorstep.

Now, let's talk about those pillared arches. They reveal something truly spectacular: a spacious living and great room that offers breathtaking views of your enormous flat backyard. Yes, you read that right! Picture yourself sipping your morning coffee or enjoying a glass of wine in the evening, all while gazing at your private park where your kids can frolic and play to their heart's content. And let's not forget about the gorgeous views of the Pacific Ocean !

But that's not all this magnificent home has to offer. The master area beckons you with its brand of luxury, offering you a retreat within your abode. And if you follow the path of exploration in the other direction, you will find another cozy bedroom waiting to embrace you.

One of the more delightful perks of living in Palos Verdes Estates and specifically within the Lunada Bay community, is the unique advantage that sets it apart from other Palos Verdes homes. It's the ONLY area where all three schools—elementary, intermediate, and high school—are all conveniently located within a few short minutes of one another. That means you can bid farewell to the morning chaos of school runs, saving precious time and energy as a parent.

So, in addition to the captivating Mediterranean-style beauty of this home, living in Palos Verdes Estates offers you the priceless gift of more time with your loved ones and less time in traffic.

It's a lifestyle that blends elegance, convenience, and community in the most enchanting way possible. Don't miss your chance to call this place your own—it's more than a home; it's a haven of dreams come true!

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For additional pictures, laser guided floor plan, and virtual 3d iGuide Tour (compatible with gaming goggles for a fully immersive experience), contact me at 424.722.9136

Your Notes:

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