



1910 Avenida Arrenda

Come for the Home... Stay for the Lifestyle!



Welcome to this charming four-bedroom, two-bathroom, single-story home in the coveted Rancho Palos Verdes area, a perfect opportunity for those looking to create their dream home through cosmetic renovations. Upon entering, you'll be greeted by bright and spacious living and dining areas filled with natural light, featuring two cozy gas fireplaces. The vinyl sliding glass door, located off the living and dining rooms, opens to a covered patio that leads into the large, enclosed backyard, perfect for outdoor enjoyment and relaxation. The formal dining room leads into the kitchen, complete with granite countertops, a breakfast nook with recessed lighting, and sparkling white appliances, including a gas stove, dishwasher, and microwave. Ideal for entertaining, the additional expansive family room boasts built-in shelving, providing ample space for gatherings. Additional highlights include a separate laundry room, a versatile workshop/utility room, forced air heating and air conditioning, and several key updates such as a copper re-pipe (2016), replaced roof (2010), water main replacement from the meter to the house (2019), and replacement of the outside sewer line with a cleanout installation (2018). The property also features a water pressure regulator, attic storage, and a two-car garage. Located in the highly regarded Palos Verdes School District, this home offers an excellent opportunity in a prime location. Don't miss your chance to make it yours!



Interior Features:

- 4 Bedrooms and 2 Bathrooms
- Single Story
- Bright and Spacious Living Room
- Formal Dining Room Filled with Natural Light
- Additional Expansive Family Room with Built-In Shelving
- Versatile Workshop/Utility Room
- Forced Air Heating and Air Conditioning
- Two Cozy Gas Fireplaces
- Carpet Flooring
- Laminate Flooring
- Recessed Lighting
- Separate Laundry Room
- Attic Access for Storage
- Ample Space for Gatherings
- Cosmetic Renovation Project!

Kitchen Features:

- Frigidaire Microwave
- Frigidaire Gas Range
- Dishwasher
- Granite Countertops
- Breakfast Nook with Recessed Lighting
- Opens to the Formal Dining Room
- Sparkling White Appliances

Exterior Features:

- 2 Car Garage
- Vinyl Sliding Glass Door Opens to Covered Patio
- Enclosed Backyard Perfect for Outdoor Enjoyment
- Covered Cemented Patio Area and Additional Grass Area
- Several Rose Bushes

Upgrades:

- Installed Water Pressure Regulator in 1974
- Converted Existing Garage to Family Room, Added Workshop, and New Garage in 1984
- Roof Replaced in 2010
- 3 Vinyl Windows and Sliding Patio Door Replaced in 2010
- Copper Re-Pipe in 2016
- Outside Sewer Line Replaced and Cleanout Installed in 2018
- Water Main Replaced from Meter to House in 2019

Located in the Highly Regarded Palos Verdes School District.

4 Bedrooms | 2 Bathrooms | 2,229 Sq Ft | Built in 1959