

## **WELCOME TO OUR HOME:**

**2306 Palos Verdes Dr. W #103 features the best Palos Verdes has to offer. Nestled just a few blocks away from the coveted Lunada Bay bluffs featuring the some of the most exhilarating Pacific ocean views in Southern California, this two-story luxury townhouse is in a safe and friendly gated building with a newly upgraded roof, upgraded main plumbing and drain systems, upgraded balcony railings to meet California safety code, and an upgraded building keypad entry system.**

**Inside the unit itself features upgraded electrical outlets and switches throughout the unit. newly installed energy efficient LED recessed lighting and insulation for temperature control and sound proofing. Upgraded flooring less than 3 years old, upgraded 2.5 inch faux wood cordless window blinds for ultimate privacy, fully renovated dining area, and modern kitchen design with upgraded LG smart appliances less than 1 year old. A bright and airy, yet private Modernized living room with a beautiful gas fireplace for those cozy evenings in and a fantastic mini- wet bar to host the ultimate get together any guest will be sure to enjoy. Just a step out of the living room sliding door and you are on your own private 30 foot long patio surrounded by lush succulent plants, and the Southern California sun. You can soak in the rays on a warm spring day, and enjoy dining on the patio on a warm summer night. Forgot something at the grocery store? NO PROBLEM. Just walk a few hundred feet out your front door and pick up anything you need at the Lunada Bay Market in less than 2 minutes.**

**The upstairs loft features its own gas fireplace where you can enjoy quiet reading time, or start your day enjoying the warm bright sunny mornings with greenery, palm tree views and a hot cup of coffee. Just a few steps outside of your 1<sup>st</sup> floor townhouse front door, is a tranquil and sunny pool with seaside French architectural vibes, which is ideal for lounging any day of the week.**

**The spacious and cozy primary and secondary bedrooms each feature their own private full bathrooms, so mom and dad can have their own space. Have a few children? The spacious laundry room has fantastic storage and is essential for making laundry day less hectic for the entire family.**

**In addition to all of the upgraded features of the building and unit itself, your dedicated garage protected parking spaces come with fantastic secure and locked extra storage space for your recreational items, tools, and seasonal items. Having several guests over? NO PROBLEM. There is plenty of free no time limit street parking directly in front of the building. If you get the itch for a short afternoon or evening walk, BEWARE! The captivating seaside walking trail just steps outside your front door can easily turn that short walk into hours of ocean gazing, or staying out that extra 20 minutes to watch the sunset over the pacific ocean.**

**Friendly and caring neighbors who have lived in the building for decades make the unit extra special.**