**Why we love living on the Palos Verdes Peninsula and why we love our home on Admirable!**

The Palos Verdes Peninsula provides its residents magnificent views of the ocean and the rolling hills. The coastal temperatures are mild year round! My first glimpse of this amazing peninsula of four cities came in 1974 when my husband and I moved here from the East Coast of the United States. We fell in love with a four bedroom home with views looking out to Catalina Island. Over the years prior we missed the Peninsula; we missed the extraordinary lifestyle and weather. Neither the Palm Desert area nor the Beach Cities of the South Bay, nor the views of Orange County, nor the views of Pacific Palisades, matched the beauty and grandeur of the Palos. We had seen them all!

Finally, four years ago we had the opportunity to move back to the peninsula! An old friend and realtor told me about a home for sale that over looked the private Portuguese Bend Beach Club, a 10 minute walk from the Trump Golf Club and three miles from Terranea Resort. (which we remembered as the former site of Marine Land ). She said the ocean views were amazing and it had the dramatic, breathtaking views of Catalina Island and the oceans waves below, the best view in all of the Seaview community!

As we drove to Seaview, we were impressed with the curb appeal of this traditional Admirable Drive home; the landscaping, the trees both in the front and back! We loved the detached large garage. The floor plan was great and flowed beautifully. We learned that the home had been remodeled in 1992 at which time the second level was added. Every room in this home has an amazing visual perspective, including the master bedroom walk in closet, the master bedroom, the family room, the office /5th bedroom, the laundry room. Views abound in every direction!

We saw the potential to do even more….we tore out old carpet, put in white oak hardwood floors, on both levels, as well as on the staircase. We choose limestone floors for the hall way and for the bathrooms. We put in new plumbing, electrical upgrades, a citrus water softener system, an ADT security system, Air-conditioning upstairs and downstairs as well as replacing the furnaces on both levels. We put French door along the back wall of the garage and voila we had a spectacular view of the ocean from the garage; It is still a functioning garage, but now it has a great tile floor, a vaulted ceiling, and dry wall, painted in a nice soft color, with wonderful recessed lighting, a place to hang out, exercise, watch TV, have a snack and outside by the barbecue, one can prepare food. Lots of area to entertain outdoors. During the drought, we decided to install canine grass; it became a great yard for small children and puppies to play.

Many more people have moved to the peninsula since we first moved here in 1974; yet we find this side of ‘the hill’ quiet with a rural, neighborly feel. Neighborhood watch is unique and caring here in the zip code of 90275. If your outdoor cat wanders off or if your puppy hops in the neighbors ‘ pool, it isn’t long before someone corrals your missing pet and alerts Erica Barber, our neighborhood Watch guardian and vigilant protector! I think we have discovered the best location on the Peninsula, living in our third home ….wonderful neighbors, the best sunset views, the coziest and friendliest community of all!!

**Hope you can call it your next home and enjoy it as much as we have!**