

# Cynthia S. Radom

Coldwell Banker - Beverly Hills

Direct: 310-288-0479

Servicing your area for 25 years

17322 TRAMONTO DR #306  
PACIFIC PALISADES, CA 90272

3  
Beds

Baths 4.00  
(3F 0T 1H 0Q)

2,810/BL  
Sqft

Condo/Co-op

LP \$2,875,000

Active



## Expected on Market

Area	15 Pacific Palisades
Subdivision	
List Price Per Sqft	\$1,023.13
Lot Size	
HOA Fee 1 & 2	\$1456.00(Monthly)
MLS#	19-538688
APN	UNAVAILABLE

**Directions:** From 10 FWY West, exit PCH, to Sunset Blvd.; left at second light onto Los Liones Dr.; Sales Office located at 17322 Tramonto Drive, #301. Contact listing office for parking instructions.

**Remarks:** One Coast presents a unique offering of oceanfront residences on the bluffs above PCH & Sunset Blvd. in the Pacific Palisades. Homes that live like a SF residence, with the privacy and convenience of a lock-and-leave lifestyle. Single level flats and dual level homes with 2 - 5 bedrooms, up to 5 1/2 baths, and ranging from 2,810 - 5,017 sq. feet of living space with finest finishes such as Waterworks bath fixtures and soaking tubs, Subzero/Wolf appliances, hardwood flooring and Caesarstone countertops. Designed to maximize indoor-outdoor living with verandas and rooftop spaces (Penthouse level homes). At completion, owners will drive through the 24-hour guard-gated entry down a private drive into their building and separate 2-car garage; and take the elevator up to their residence. This is where you can live close to the city but escape to your home. Concrete and steel structures make One Coast a highly desirable buy for those looking for a hillside home. Tours by appt.

## Community/Development

Tax Mello Roos	No
Complex/Assoc Name	ONE COAST
Pets Allowed/Rules	Yes
Highrise Amenities	
Assoc Amenities	Assoc Maintains Landscape, Assoc Pet Rules, Concierge, Controlled Access, Elevator, Gated Community, Gated Community Guard, Guest Parking, Other
Assoc Fees Include	
Community Features	
Pending HO Asmt	
Rental Restrictions	Yes
Short Term Rentals	No
Short Term Rental Duration	

## Structure Info

Year Built/Source	2020/Builder
Stories	5
Building Type	Attached, Single Family, Townhouse
Units in Complex	53
Unit Floor #	2
PUD	No
Security	Carbon Monoxide Detector(s), Fire and Smoke Detection System, Fire Sprinklers, Gated Community with Guard, Smoke Detector
View	Ocean
Style	Contemporary Mediterranean

## Contract Info

List Date	02-17-2020
List Price	\$2,875,000
Orig List Price	\$2,875,000
Status Date	02-17-2020
Change Date/Type	02-25-2020/Active
Sale Type	Standard

DOM 19

## Land/Lot Info

Zoning	
Land Type	
Land Lease Purchase	
Special Zone	Coastal Commission
Horse Property	No

## Parking Details

Parking Type	Garage - 2 Car
Total Spaces	2
Covered Spaces	2
Uncovered Spaces	
Garage Spaces	2
Carport Spaces	

## Interior Features

# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	Central
Heating	Central
Equip/Appl	Dishwasher, Dryer, Hood Fan, Microwave, Range/Oven, Washer
Flooring	Carpet, Hardwood, Mixed, Tile

## Exterior Features

Pool	No
Spa	
Tennis/Courts	
Patio	
Roofing	
Laundry	In Unit

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. The property may have video/surveillance devices. VESTAPLUS™ Copyright © 2020 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Cynthia Radom CALDRE# 01184864



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