

Rare Opportunity! Pacific View Estates Retreat Deep Half-Acre Lot

Price Improved

OPEN SUN 2-5PM



370 Surfview Drive, Pacific Palisades | \$3,795,000 | 370Surfview.com
5 bd | 3.5 ba | 2,948 sq ft | 22,926 sq ft lot

Perched just above the Getty Villa in Pacific Palisades, this Pacific View Estates retreat is now available for the first time EVER! Only moments from Sunset Blvd @ PCH and Gladstones, and just a block to the beach. A classic 60s ranch commands wide frontage and a deep half-acre lot, with an enormous private flat pad in this prime, groomed enclave with underground utilities and wide streets, largely untouched by recent fires. See the sailboats on the Pacific from the house, hear the waves and birdsong carried through the canyons & coastal air, giving a sense of calm and connection to nature, yet so close to town. With close to 3,000 square feet, the 5 bedroom/3.5 bath residence unfolds with classic Mid-Century flow, including a large foyer leading to interconnected open concept public spaces: living room with fireplace, dining room, and family room with a wet bar, each steps away from the wide patio, grassy yard, canyon, and alluring ocean views. A generous kitchen includes a breakfast area and adjacent 5th bedroom/maid's quarters with bath (more ocean views), perfectly positioned for creative, minor floor plan adjustment whether as a den, office, enlarged kitchen, or other use. The private wing of the home offers 4 bedrooms (3 + convertible den) and 2.5 additional baths, including an extensive primary suite with walk-in closet, providing quiet separation from the main living spaces and direct garden access with views. A large, direct access 2-car garage and original circular driveway option (2 curb cuts remain in the broad front yard) complete the offering. Payment of nominal, optional HOA dues to the Pacific View Estates HOA (waived in 2025) provides annual passes to the Getty Villa for residents and guests without reservations. Whether thoughtfully updated or completely reimaged, here is your opportunity to create a legacy estate in one of the Palisades' most coveted enclaves.



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MR MAURICE & RUSTAD
TRUST. EXPERIENCE.

370 Surfview Dr
Pacific Palisades, CA 90272

**5
Beds**

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

**2,948 Sqft
Assessor**

Single Family
LP \$3,795,000 



Area	15 Pacific Palisades
Subdivision	
List Price Per Sqft	\$1,287.31
Lot Size	22,926/Assessor
HOA Fee 1 & 2	
MLS#	25586783
APN	4443-021-011

Directions: North of PCH, West of the Getty Villa and Sunset Blvd, East of Topanga Canyon Blvd

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Structure Info		Land/Lot Info		Contract Info	
Year Built/Source	1965/Assessor	Zoning	LARE15	List Date	09-04-2025
View	Hills, Ocean, Panoramic, Coastline	Land Type		List Price	\$3,795,000
Stories	1	Land Lease Purchase	No	Orig List Price	\$4,195,000
Guest House	None	Horse Property	No	Status Date	09-04-2025
PUD	No	Lot Acreage	0.526	Change Date/Type	09-25-2025/Price Change
Sewer	In Street	Special Zone	Coastal Commission, Property Report	Sale Type	Standard
Style	Ranch	Addl Parcel	No	Seller Concessions?	Yes
				Co-Ownership	No

Community/Development		Parking Details	
Tax Mello Roos	No	Parking Type	Garage - 2 Car, Driveway
Complex/Assoc Name		Total Spaces	4
Assoc Amenities		Covered Spaces	2
Assoc Fees Include		Uncovered Spaces	
Assoc Pet Rules		Garage Spaces	2
Community Features		Carpport Spaces	
Rental Restrictions	No		
Short Term Rentals			
Short Term Rental Duration			

Interior Features		Exterior Features	
# Fireplaces/Details	1/Living Room	Pool	No / Room For
Furnished	Unfurnished	Spa	None
AC/Cooling	Ceiling Fan, Wall/Window	Tennis/Courts	None
Heating	Central	Roofing	Asphalt Shingle
Flooring	Hardwood, Tile, Carpet	Fence	Wood, Chain Link
Equip/Apppl	Ceiling Fan, Dryer, Dishwasher, Range/Oven, Refrigerator, Washer		
Laundry	Room		

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 © 2025 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Peter Maurice CALDRE# 01129738

scan for more info



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