



# 1236 W Elberon Avenue

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



Tucked beside the scenic trails of Peck Park Canyon in San Pedro's highly sought after Holy Trinity neighborhood, this beautifully updated single level home offers the perfect blend of charm, comfort, and outdoor living. From the moment you arrive, the elevated setting and inviting curb appeal create a warm welcome, but it is the lifestyle this home offers that truly stands out. Step inside to a bright and open living space that seamlessly connects to the remodeled kitchen, creating an ideal setting for both everyday living and entertaining. The kitchen is designed to impress with an oversized island, GE Profile double oven, Whirlpool dishwasher, Samsung French door refrigerator with water and ice dispenser, Empara 5 burner gas cooktop, and sleek Allure range hood. Whether hosting friends or enjoying a quiet evening at home, this space was made for gathering. The thoughtfully designed floor plan provides both comfort and privacy, featuring spacious bedrooms and an updated bathroom complete with a modern walk-in shower and Bluetooth speaker light for a touch of luxury. The primary bedroom opens directly to the backyard, creating the indoor-outdoor flow Buyers love. Step outside into your own private retreat. The expansive backyard is ideal for relaxing or entertaining, featuring a covered patio with a built in BBQ, sink, and charming bistro lighting that creates the perfect atmosphere for outdoor dining and unforgettable evenings. The large yard offers endless possibilities to create your dream garden, play area, or outdoor oasis. Additional highlights include a detached one car garage with washer and dryer hookups, plus a long driveway offering parking for two vehicles or possible RV parking. Major improvements have already been completed, including a newer roof, HVAC system, tankless water heater, and more, giving peace of mind while preserving the home's timeless character. Located just minutes from the highly anticipated West Harbor waterfront development, this home is perfectly positioned to enjoy the exciting future of San Pedro. West Harbor is set to transform the waterfront with new dining, entertainment, retail, and open space, further enhancing the vibrant coastal lifestyle that makes this community such a special place to call home.



### Interior Features:

- Three Bedrooms
- Remodeled ¾ Bathroom with Bluetooth Speaker
- 1 Additional Remodeled Full Bathroom
- Recessed Lighting
- Forced Air Heating and Air Conditioning
- Vinyl Flooring in Living Room, Kitchen, and Hallway / Carpet Flooring in Bedrooms / Tile Flooring in Bathrooms
- Tankless Water Heater
- Built in Cabinetry in 1 Bedroom

### Kitchen Features:

- Wood Cabinetry with Ample Storage Space
- Appliances Included: Samsung French Door Refrigerator with External Water and Ice Dispenser, General Electric Double Oven, Empara Gas Stovetop, Allure Range Hood, and Whirlpool Dishwasher
- Open to the Living Room
- Massive Kitchen Island Perfect for Family Meals and Gatherings
- Granite Countertops
- Shelves for Pots and Pans

### Exterior Features:

- Backyard Designed for Entertaining
- Covered Pergola with Bistro Lighting
- Outdoor Sink and Bulls Grill
- Detached 1 Car Garage
- Washer/Dryer Hookups and Shelving in Garage
- Driveway with Room for 2 Cars or RV
- Expansive Backyard Bordering Peck Park Canyon
- Newer Roof
- Sprinkler System

**3 Bedrooms | 2 Bathrooms | 1,207 Sq Ft | Built in 1941**