



A PRIVATE COMMISSION · PACIFIC PALISADES

854 Las Lomas Avenue

PACIFIC PALISADES · CALIFORNIA · 90272

\$6,250,000
Offering

~4,000 SQ FT
Interior

4 BD / 4.5 BA
Layout

OCEAN VIEW
Exposure

Estimated Completion · May 2027 · Currently in Planning & Permitting

THE OPPORTUNITY

A residence, shaped to you.

Positioned on a coveted corner lot on Las Lomas Avenue, this ground-up commission offers a rare window: step in now, during planning and permitting, and personally direct the finishes, fixtures, and material palette that will define the home. The architecture is by **SDA Design Studio**, and every principal room has been drawn around the Pacific horizon.

Approximately 4,000 square feet of interior living unfolds across two floors, joined by more than 1,000 square feet of rooftop deck. **Floor-to-ceiling glass runs throughout the residence**, dissolving the boundary between the interior and the ocean, the sky, and the canyon beyond. A second-floor terrace and rooftop deck deliver unobstructed ocean views from both levels.



Exterior study · Corner lot, Las Lomas Avenue

PROPERTY SPECIFICATIONS

The particulars.

Address	854 Las Lomas Ave, Pacific Palisades, CA 90272
Offering Price	\$6,250,000
Interior	Approximately 4,000 square feet
Rooftop Deck	Over 1,000 square feet, unobstructed ocean views
Bedrooms	4 (three upstairs, one downstairs)
Bathrooms	4.5
Architecture	SDA Design Studio
Lot	Corner lot
Glazing	Floor-to-ceiling glass throughout
Outdoor	Swimming pool and spa
Upstairs	Wrap-around balcony connecting three bedrooms; laundry room
Downstairs	Bedroom, theater-style lounge with bar, dedicated office
Views	Ocean views from second floor and rooftop deck
Est. Completion	May 2027
Stage	Planning & Permitting
Availability	Available immediately for customization

INTERIORS

Light as material.

Living, dining, and kitchen open to one another beneath continuous walls of glass. A marble island anchors the kitchen; the dining room opens through full-height sliders to the pool terrace. Rooms are drawn for the ocean light — soft in the morning, saturated at sunset.



Kitchen · Dining · Living

OUTDOOR LIVING

Pool, spa, and rooftop.

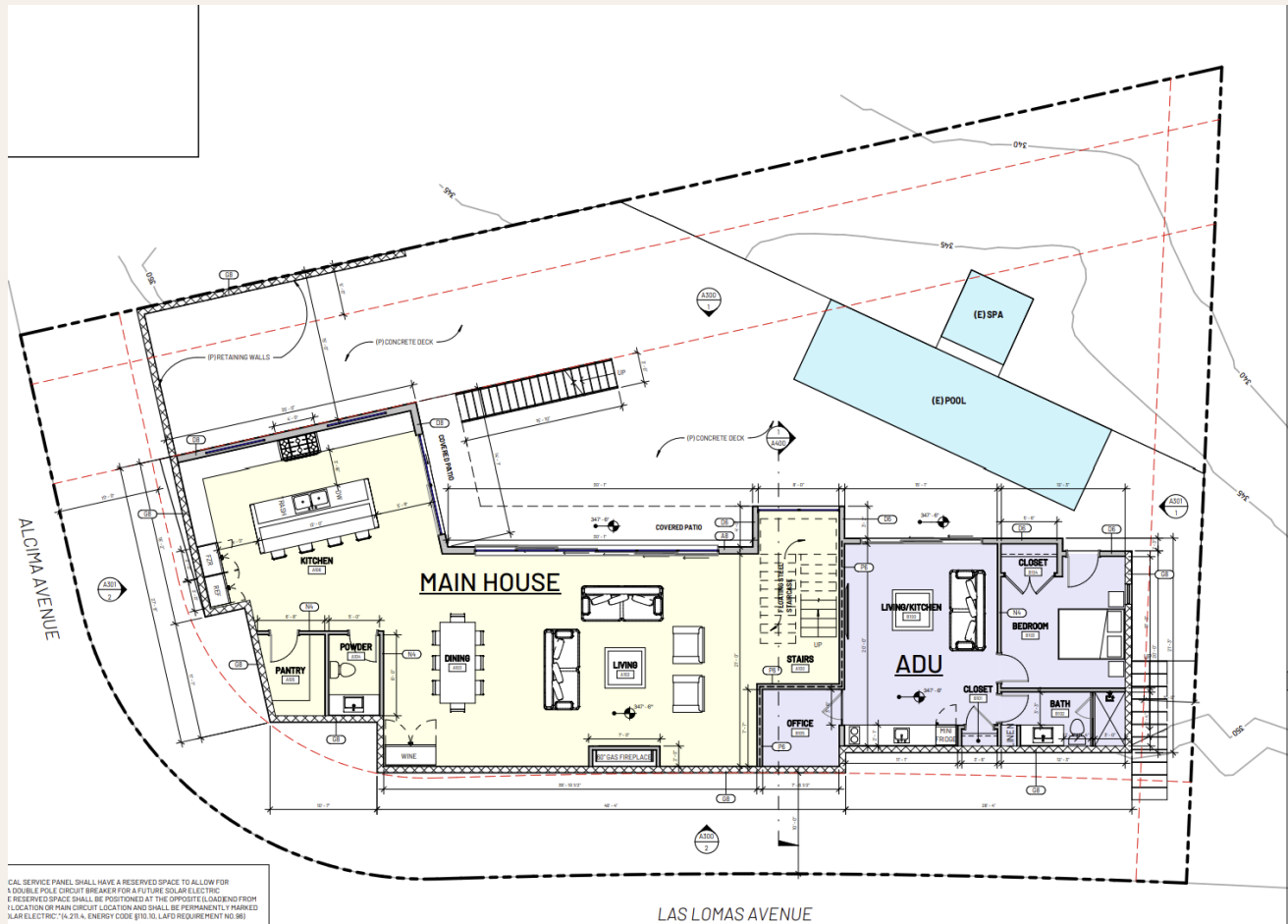
The rear grounds hold a swimming pool and spa, framed by concrete decking and mature planting. Above, more than 1,000 square feet of rooftop deck delivers unobstructed ocean views. A second-floor terrace wraps three of the upstairs bedrooms — a private promenade above the pool.



Rear elevation · Day and evening

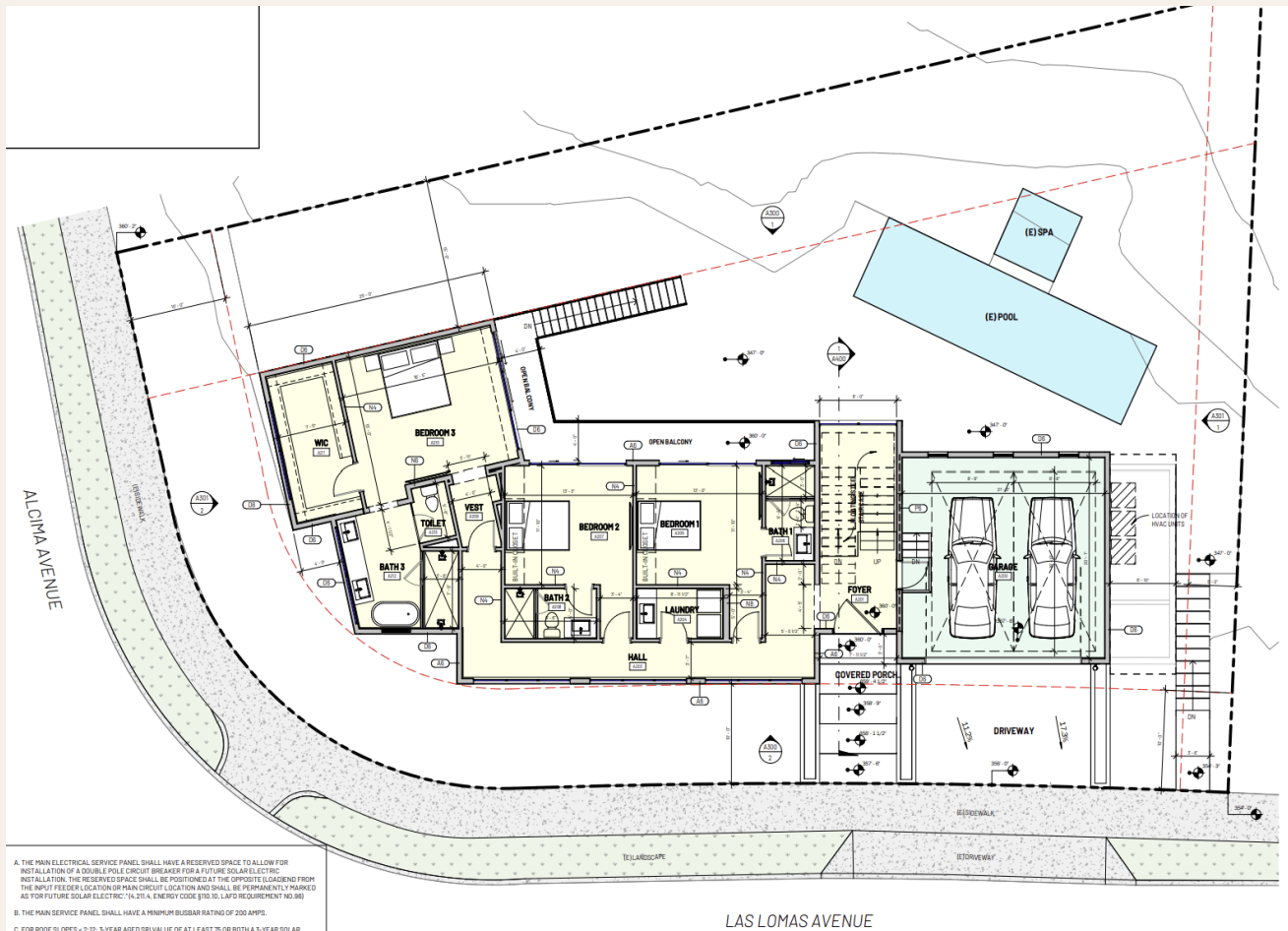
Ground floor.

Main house with kitchen, pantry, dining, living around a gas fireplace, powder, and a dedicated office.
Detached ADU with living/kitchen, bedroom, and bath. Pool and spa on the north-east terrace.



Second floor.

Three bedrooms — including the primary with walk-in closet — three baths, laundry room, and a wrap-around open balcony connecting all three upstairs bedrooms. Two-car garage and covered porch at street level.



INQUIRIES

Make it yours.

A limited window remains to personalize finishes, fixtures, and material selections before construction milestones are locked. Register your interest at **carusosdevelopment.com** to receive full plans, specifications, and a private site walk.

CARUSO'S DEVELOPMENT INC. · CARUSOSDEVELOPMENT.COM