ACTIVE · NOW AVAILABLE · ARCHITECTURE BY SCALA

680 N Las Casas Avenue

Pacific Palisades, California 90272

OFFERED AT

$4,700,000

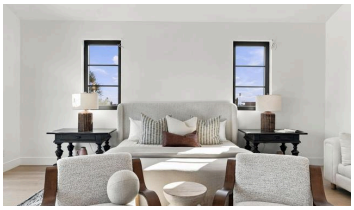
Designed by SCALA, the Los Angeles architectural practice behind custom residences across the Westside and Pacific Palisades, 680 N Las Casas is a home with carefully proportioned interiors, custom cabinetry throughout and fully landscaped grounds featuring a pool, spa, peaceful sitting area and meditation garden.



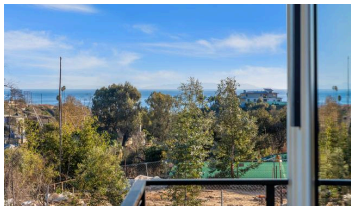
4	4.5	3,429	8,798	2-Car	2026
BEDROOMS	BATHS	SQ FT LIVING (APPROX.)*	SQ FT FLAT LOT (APPROX.)*	ATTACHED GARAGE	NEW CONSTRUCTION

*Living area of approx. 3,429 sq ft and other measurements per the architectural plans; not verified by the listing agent or broker. Buyer to verify all measurements.









Large main-floor office that could easily serve as a fifth bedroom. Classic two-story floor plan on a flat, fully usable lot of approximately 8,798 sq ft — rare among hillside Pacific Palisades homesites, so the grounds feel expansive — with an easy-access driveway and attached two-car garage. Ocean and canyon views. Easy access to Sunset Blvd. **First private showings:** Sat, Nov 21 & Sun, Nov 22 · 12–4 PM · By appointment only. Call or text Andrei, (949) 584-5007. **3D tour and gallery:** 680nlascasas.com

ARCHITECTURE & PLAN

- Architecture: SCALA (Southern California Architects), Los Angeles
- Structural engineering: Thang Le & Associates Structural Engineers, Inc.
- Two-story residence with attached two-car garage
- Ground floor: great room with direct-vent fireplace, dining, kitchen with pantry, powder room, bedroom with en-suite bath, study
- Upper floor: primary suite with balcony and walk-in closet; two bedrooms, each with en-suite bath and walk-in closet; loft with skylight; laundry room with sink
- Central staircase with a landing designed for a dramatic centerpiece chandelier
- Space left for a future elevator (no elevator or prep work installed)
- Front covered porch and cantilevered rear covered porch

LANDSCAPED GROUNDS

- Fully landscaped lot with places for entertaining, everyday outdoor living and quiet time
- Private pool and raised spa
- Concrete terraces, pool deck and permeable paving between house and pool
- Clear tempered-glass patio railing
- Peaceful sitting area and meditation garden
- Privacy hedges, irrigation and lawn

FIRE RESILIENCE

Built with fire resilience as a priority. Construction records and plans identify:

- Class A roofing: asphalt shingle, with Class A built-up roof at low-slope areas
- Fire-resistant exterior materials and eaves; fiber-cement board-and-batten siding and cement plaster
- Upgraded aluminum-framed multipane glazing
- Residential fire sprinkler system (NFPA 13D)

> Describes materials and systems included in construction only. Not a representation of fire performance, insurability or insurance cost. Product specifications available on request.

KITCHEN

- Custom cabinetry with integrated panels, appliance garage and pull-outs
- Approximately 10-ft waterfall island
- Large-format Porcelanosa countertops and full-height backsplash
- Integrated Thermador refrigerator and freezer columns, panel-ready
- Thermador induction cooktop, wall oven, hood and panel-ready dishwasher
- Walk-in pantry; Grohe kitchen faucet

BATHS

- Large-format Porcelanosa surfaces with a distinct palette per bath
- Primary bath: freestanding tub, separate shower with seat, double vanity
- Grohe fittings
- Frameless low-iron glass shower enclosures
- Powder room with large-format porcelain slab feature wall

INTERIORS

- Custom cabinetry throughout the home
- Wood flooring
- Great room fireplace with porcelain slab surround
- Aluminum-framed windows and sliding doors
- Two-zone heating and air conditioning, one zone per floor

SMART-HOME INFRASTRUCTURE

BUILT IN

- Extensive smart-home prewiring, from appliances to motorized blinds, run to a central equipment point
- Prewiring for future motorized shades

PROVISION FOR FUTURE EQUIPMENT

- Motorized shades and controls; whole-home control system and other automated functions

> Prewired only; automation equipment and controls are not included.

SETTING

- Pacific Palisades, City of Los Angeles; easy access to Sunset Blvd
- Very High Fire Hazard Severity Zone, Coastal Zone and hillside area; required disclosures apply

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LISTING AGENT

Andrei Feoktistov

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680nlascasas.com

Scan for photos, 3D tour & details

Equal Housing Opportunity

Photos may be digitally enhanced; staging not included. Information deemed reliable but not guaranteed. Features, materials, equipment and measurements are from the architectural plans, construction and supplier records and the owner; they have not been verified by the listing agent or broker, may differ from items installed, and may not all convey. Buyers should verify all information independently. Buyer to verify. Nothing here is a representation about fire performance, insurability, permits or occupancy status. We are committed to fair housing and do not discriminate on any basis protected by federal, California or local law. Not a solicitation if you are working with another agent.