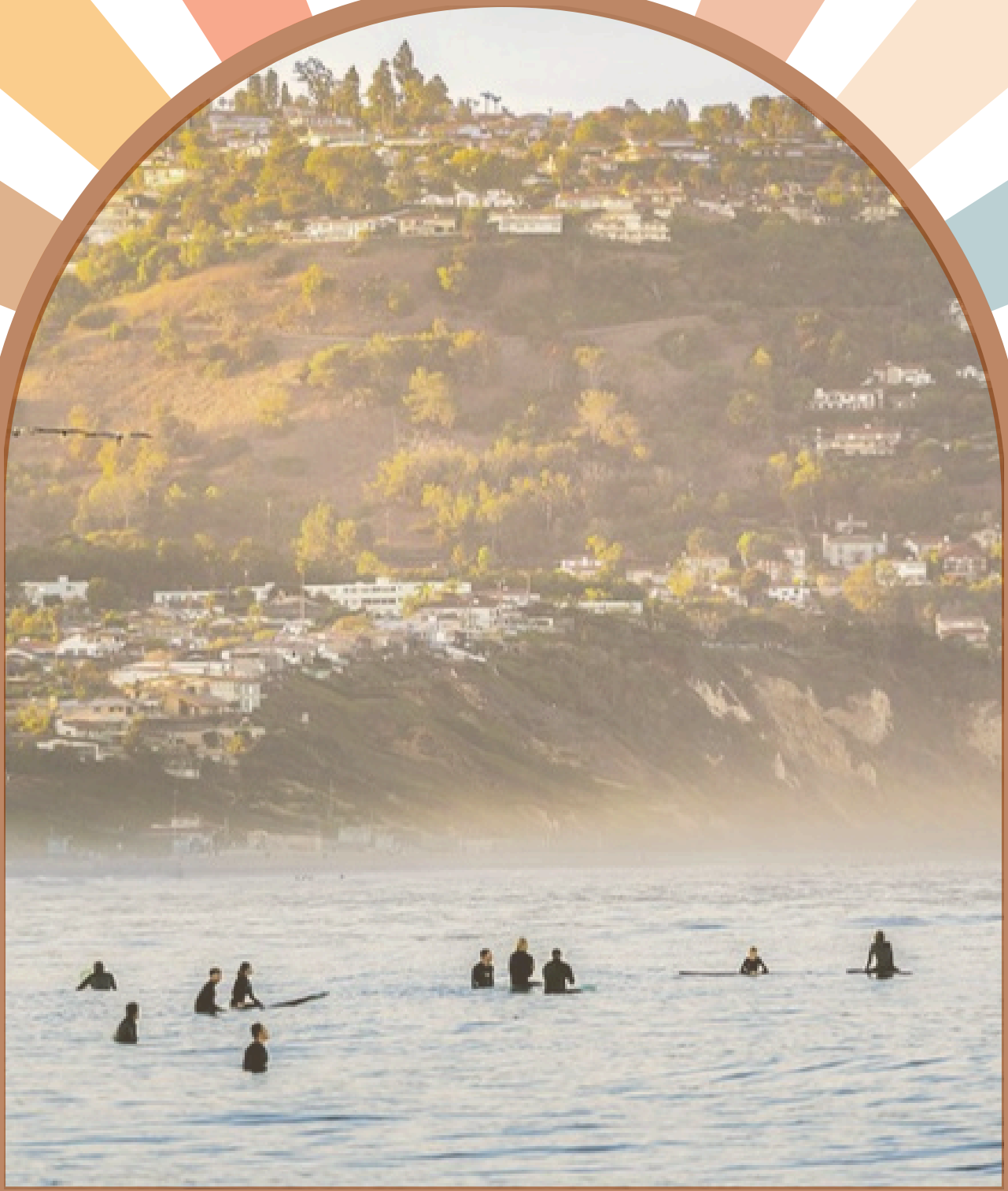
South Bay Moves welcomes you to

Palos Verdes



History · Lifestyle · Schools · Real Estate

Colleen Hartley · DRE# 01338880 · Beach City Brokers Inc
colleen@southbaymoves.com · Equal Housing Opportunity

meet Colleen

Colleen Hartley is a real estate agent with Beach City Brokers in Redondo Beach, licensed in California since 2002. She has lived in the South Bay since 2001, has owned property in Hermosa Beach and in Redondo Beach, and lives in South Redondo Beach today.

When working with sellers, Colleen's eye for detail shines through, from coordinating vendors to her hands-on staging efforts. When offers arrive, she puts them in a spreadsheet and reviews every one before she discusses them with you. On every sale, she writes out and prints her comparable sales for the appraiser to support the price.

With buyers, she enjoys the search for the right property at the buyer's budget. She is also a landlord. Her South Bay rental came with an ADU in place, so she knows from the owner's side what a second unit adds.

Away from work, she and her husband, Gary, tour the South Bay on e-bikes. She loves to entertain and to travel, and she is an avid supporter of veterans of the Armed Forces.



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Palos Verdes Estates

The Palos Verdes Peninsula lies just south of Redondo Beach, where the RAT Beach area ends and the land begins its gradual climb up the hillside. Local agents and residents simply call it “P.V.” or “The Hill.” Many homeowners enjoy sweeping ocean views, whether Catalina Island to the west or the Port of Los Angeles and the Vincent Thomas Bridge to the east. Numerous equestrian trails wind through the Peninsula, and many residents keep horse property and stables of their own.

Palos Verdes offers a rare blend of pastoral and coastal living. Its four cities carry numerous MLS sub-areas, and prices span a wide range. Entry-level condos can still be found under $1 million, while estates within the private, gated city of Rolling Hills reach into the multi-millions. Public schools within the Palos Verdes Peninsula Unified School District rank among the top in the nation, with students attending either Palos Verdes High School or Peninsula High School.

Residents enjoy luxury shopping and destination dining alongside an active outdoor lifestyle, from hiking, cycling, tennis, and golf to scuba diving, kayaking, and horseback riding. Cyclists are drawn to the incline’s challenge and the sweeping views along the Peninsula’s west face, and the Palos Verdes Golf Club remains a favorite for residents and visitors alike. Point Vicente, with its iconic lighthouse, draws photographers and is one of the South Bay’s best whale-watching spots.

Palos Verdes is also home to the famed Terranea Resort, a favorite “staycation” destination that draws visitors from around the world.

SOUTH BAY MOVES

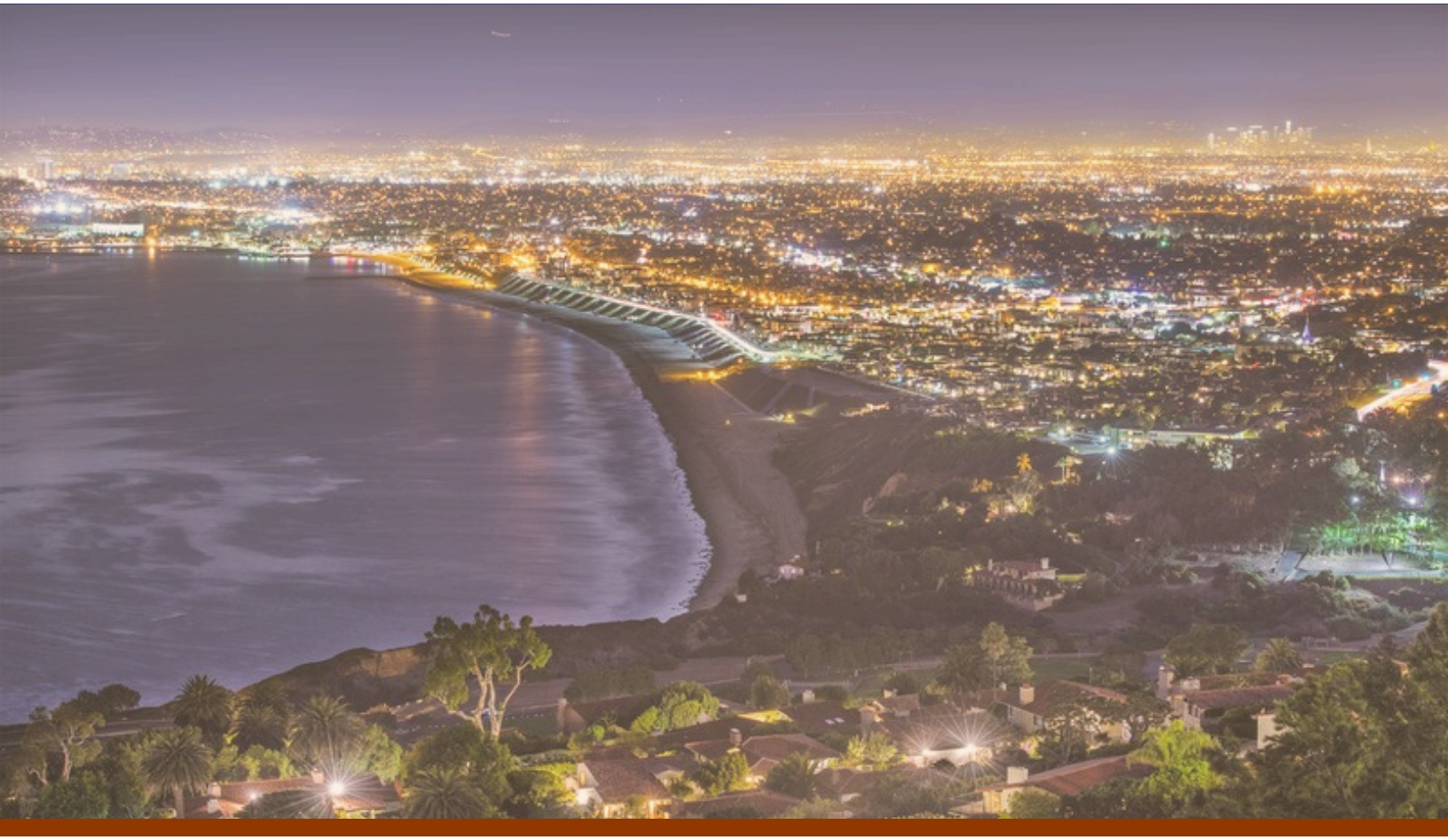


Leaving the beach cities area to the south and following Palos Verdes Blvd. as it climbs up the west side of the Palos Verdes Peninsula, Palos Verdes Estates opens up almost to a world unto itself. Moving past Malaga Canyon, the lots become much larger, with homes tucked back privately off the main road, some appearing as if they are attached to the cliffside. Rounding the bend, the Pacific Ocean presents jaw-dropping vistas as far as the eye can see.

Homes in Palos Verdes Estates are subject to recorded deed restrictions governed by the Palos Verdes Homes Association, and the Palos Verdes Art Jury helps ensure homes in the area remain in compliance. The function of the Art Jury and the PVHA is to preserve the natural beauty that makes Palos Verdes Estates so desirable. Prospective home buyers should familiarize themselves with the building specifications and restrictions the Art Jury presides over, especially when planning a remodel or addition. It is important to work with an established realtor well versed in Palos Verdes real estate to understand how to work within the guidelines of the PVHA.

Homes closest to where South Redondo Beach meets the Peninsula are located East of Palos Verdes Blvd. in what is known as the Valmonte area (MLS area 164). A small portion of this area encircles the historic Palos Verdes Golf Club and enjoy beautiful, open hillside and golf course views. Many residents seek Valmonte out for the larger lots and more pastoral setting, yet close proximity to South Redondo and favorite surf points close by.

Following Palos Verdes Drive West leads to Malaga Cove (163), a quaint and cozy section of the Peninsula that centers around Malaga Cove Plaza where many community events are often held. The historic Palos Verdes Beach Club is found overlooking the cove and the ocean below. Similar to Valmonte, Malaga Cove residents enjoy the best of both worlds, with conveniences located a few minutes away in South Redondo and South Torrance, yet still separated from the hustle and bustle of the beach cities below.



Just east of **area 163, Malaga Cove**, lots begin to head up towards the crest of the hill, **this area is called Monte Malaga (area 162)** and it lies primarily west of Granvia Altamira, east of the Del Sol fire road. Many homes here enjoy a special vantage point; capturing views of where the city lights suddenly go dark where they meet the ocean and sparkle like a necklace of diamonds at night, lending to what many realtors and locals have dubbed the **"Queen's Necklace".**

Passing Bluff Cove along Palos Verdes Drive West is where **MLS area 160, Lunada Bay/Margate** begins and it ends south at Lunada Vista. Similar to the beach cities below, there is a tree-lined greenbelt walking path/jogging path that lies between the two one-way sections of PV Dr. W. Residents of this area enjoy the easy access to the lush, green parks and beltways, as well as the Palos Verdes Estates Shoreline Preserve area where one can enjoy beautiful day hikes and whale watching from the bluffs overlooking the ocean.

Lunada Bay is also home to Palos Verdes High School, a beautiful campus that enjoys ocean views. The school district offices are located within the site of the former Malaga Cove Middle School which sits on the bluff just above the Palos Verdes Beach Club, and Montemalaga Elementary is also close by.





Rolling Hills/ Rolling Hills Estates

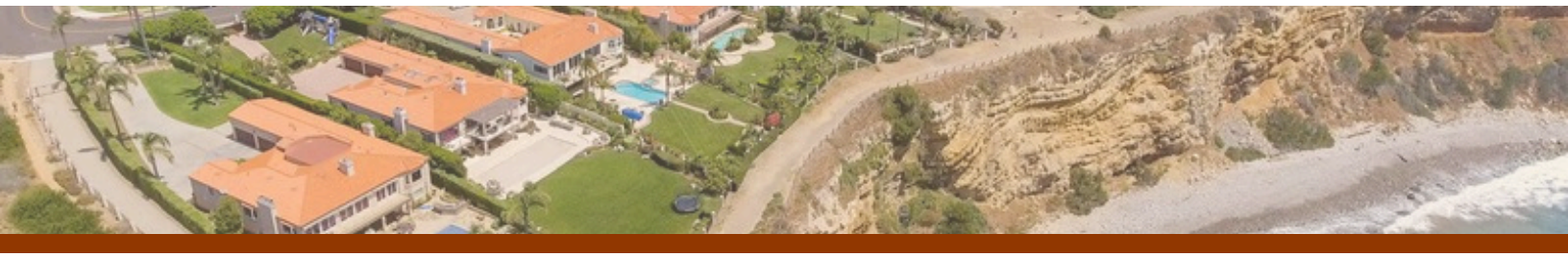
There are approximately 700 homes within the privately gated city of Rolling Hills. All of the homes architectural style are ranch homes and all of the lots are zoned for keeping horses. Living within the city of Rolling Hills is very exclusive, as entering and leaving the city boundaries is closely monitored by gate access. Residents adhere to guidelines set forth by the Rolling Hills Community Association in order to preserve the special equestrian environment and the natural surroundings. There are nearly 30 miles of established bridle trails and the trails are maintained by the RHCA.

MLS area 165, Palos Verdes Drive North includes all homes for sale within the City of Rolling Hills Estates. Most of the city is located the northern side of the Palos Verdes Peninsula, generally facing towards the City of Torrance. Similar to Rolling Hills, Rolling Hills Estates is also a city that embraces the equestrian life, with numerous public horse trails leading throughout the city. The Peter Weber Equestrian Center is at the heart of this bucolic community. It is not uncommon to come to a stoplight and see a horse and rider waiting to use the cross walk.

Rolling Hills Estates is where some of the South bay's private schools, such as Chadwick School and Rolling Hills Country Day School are located. The sprawling beauty of the South Coast Botanic Garden is also found within city limits.

Area 172 La Cresta includes two cities; some properties are within Rolling Hills Estates while others are in Rancho Palos Verdes. This area covers a wide berth of acreage on the Palos Verdes Peninsula, however there are only a handful of streets in this area as most of the lots line the hillsides. The **Cresta Verde HOA community** offers traditional modern styled townhomes built in the 1970s, many of which have ocean views. Because of how homes are situated in La Cresta, many offer both canyon and ocean views. A handful of properties in La Cresta enjoy ease of access to and also views of Highridge Park, which lies within the City of Rolling Hills Estates. **The prestigious Wallace Ranch community of Rancho Palos Verdes is found in area 172.** Many homes in the sought after Sea Breeze community capture impressive views of Catalina Island.

Your realtor must have a special annual pass in order to list or sell homes within the City of Rolling Hills.



Rancho Palos Verdes

The City of Rancho Palos Verdes has the most MLS areas on the Palos Verdes Peninsula, totaling 11 different real estate zoned neighborhoods. On the southwest side, **Area 169, Portuguese Bend (Palos Verdes Drive South)** runs east of Abalone Cove past the Trump National Golf Course and Terranea Resort to the Palos Verdes Shoreline Park. There are a small number of homes for sale in the Portuguese Bend area, and they range from a handful of condos to estates within the Trump National Golf Club. Locals and tourists alike enjoy searching for sealife in the many tidepools found at Abalone Cove.

Palos Verdes Drive East (area 167) is also known as Miraleste. This real estate section is located on the east side of the hill, with many homes are perched high on lots offering gorgeous views of the Long Beach Harbor and Port of Los Angeles which is a beautiful spectacle of twinkling lights at night. Homes and lots run along either side of Palos Verdes Drive East and a good portion of the neighborhood is adjacent to the equestrian community of Rolling Hills. The former Marymount California University campus is in this section of Rancho Palos Verdes. Marymount closed in August 2022, and UCLA bought the 24.5-acre campus and a San Pedro housing site that September for $80 million. It is being developed as UCLA South Bay.

Area 168, Mira Catalina is a quiet neighborhood of meandering streets on the far east side of the Peninsula that offers surprising ocean and Catalina Island views from many homes while at a fraction of the cost of homes in the Palos Verdes Estates area. **Mira Catalina is where Palos Verdes meets the City of San Pedro**. It meets the boundaries of the City of Rolling Hills to the north, the Miraleste area to the east and the Portuguese Bend area. Homes perched on the hill can enjoy views of Trump National Golf Club, the ocean beyond, and the sparkling city lights at night. Homes to the east enjoy the proximity to the hiking trails at Friendship Park in neighboring San Pedro.

The West Palos Verdes (area 170) is just west of the Los Verdes Golf Course, cutting off approximately at the Point Vicente Interpretive Center. A small shopping center services this side of the hill. Homes in this neighborhood run a few blocks in along either side of Palos Verdes Drive West. **In the Oceanfront Estates neighborhood of area 170,** there is found a small HOA of single family properties that overlook the ocean and are directly adjacent to the popular hiking and walking trails along the Vicente Bluffs. Many of these homes offer large, luxurious backyards that embrace panoramic ocean views. On the east side of PV Dr W are found more traditional single story homes, most of which have been renovated and updated throughout the years.



Rancho Palos Verdes (cont'd)

The Country Club area of Rancho Palos Verdes is a neighborhood that mainly circles the Los Verdes Golf Course which boasts the best ocean views in the entire state of California. Many of the homes in the Country Club area offer sweeping views of the hillsides and golf course. This area lies mostly west of Hawthorne Blvd., with a small section found east of Hawthorne Blvd. This section is highly sought after for views of the lush natural landscape, and ease of access to the golf course. Some of the finest homes in Rancho Palos Verdes are located within the Country Club area.

The Los Verdes (area 173) mainly borders Palos Verdes Estates and generally lies west of Hawthorne Blvd. after passing through the Crest and Silver Spur neighborhoods. Many homes here can take advantage of splendid ocean views. This area hosts beautiful hiking trails and a large community park with picnic areas, sports fields and walking paths and trails. The Lunada Canyon Trail is a 2 mile trail frequented by locals and residents alike who enjoy wildflower hikes and birding. Dogs are welcome on the trail but must be leashed.

Homes found within **the Crest (area 174) neighborhood** are found west of the Vista del Norte Reserve area generally where Hawthorne Blvd. and High Ridge Rd. converge. You can imagine by its name that this area is on one of the high points of the Peninsula and can offer some incredible views. Most of the homes here were built in the late 1960s-early 1970s and can feature some great classic modern architecture and design influences. The Mesa Palos Verdes area is highly desirable for its proximity to parks, schools and daily conveniences at nearby shopping centers. The Vista Del Norte trailhead is accessed on the corner of Indian Peak Rd. and Norris Center Dr. and offers from great views of the Los Angeles Basin.

MLS area 175 Peninsula Center lies slightly east of Silver Spur Rd. and Hawthorne Blvd., cutting off at Crenshaw Blvd. to the east. Residents enjoy the convenience of being located close to Chadwick School and Palos Verdes Peninsula High School, or Pen High. Also, homes in this area are close to Peninsula Shopping Center where restaurants, a variety of shopping and banking options are found. Premium shopping, dining and the local theatre are also within a short drive in the Peninsula Center area at the Promenade on the Peninsula, an outdoor concept mall. The local Farmer's Market is also held each week at the high school.



Just south of the Palos Verdes Golf Club is where homes for sale in the **Silver Spur section (176)** are found. Silver Spur is also situated to the east of **area 162, Monte Malaga,** bordering Palos Verdes Estates. Grandview Park is located within this neighborhood. Homes within Silver Spur section generally do not have ocean views, but typically have large yards and the area offers a great, traditional neighborhood feel.

They average between 3 and 4 bedrooms and most were built in the late 1950s-early 1960s with appx. 1,500 sf footprints. Residents of Silver Spur enjoy being located within a short distance of the high school, local shopping and dining options, and main commuter routes both up and down the hill.

The **Eastview** area of Rancho Palos Verdes is the easternmost section of the Palos Verdes Peninsula, adjoining the borders of San Pedro. It is found mainly along Western Ave to where Western reaches Summerland Ave with a small portion East of Western located near Eastview Park.

Some homes here can capture views of twinkling lights at the Port of Los Angeles and the ocean beyond. There is a mix of affordable condominium complexes and original homes. Properties here are sought after for their Palos Verdes Peninsula Unified School District zoning, coupled with the affordability index offered by the Eastview location. There is plenty of convenient shopping, dining, and recreation available close to most homes within **MLS area 177,** and the ease of access to main commuter routes is an added benefit to living within Eastview.



Public schools on the Peninsula

Public schools across the Peninsula are part of the Palos Verdes Peninsula Unified School District. The district office is at 375 Via Almar in Palos Verdes Estates, phone (310) 378-9966. The district's School Locator at pvpusd.net gives the elementary and intermediate school for any home address. Students who live in the district may choose either Palos Verdes High School or Palos Verdes Peninsula High School.

If you are buying, run the address through the School Locator before you write an offer, since the assignment follows the address. If you are selling, look up your assigned schools in the Locator and note the date you checked.

ELEMENTARY
Cornerstone School at Pedregal
Dapplegray Elementary
Lunada Bay Elementary
Mira Catalina Elementary
Montemalaga Elementary
Point Vicente Elementary
Rancho Vista Elementary
Silver Spur Elementary
Soleado Elementary
Vista Grande Elementary

INTERMEDIATE
Miraleste Intermediate
Palos Verdes Intermediate
Ridgecrest Intermediate

HIGH SCHOOL
Palos Verdes High School
Palos Verdes Peninsula High School
Rancho del Mar High School (continuation)

EARLY LEARNING
Miraleste Early Learning Academy
Valmonte Early Learning Academy

ALSO IN THE DISTRICT
Palos Verdes Distance Learning Academy
Adult Education

School list from pvpusd.net, read November 21, 2026. School assignments and attendance boundaries are subject to change. Verify enrollment eligibility for any address with the Palos Verdes Peninsula Unified School District.



Private schools on the Peninsula

Private schools on and at the edge of the Palos Verdes Peninsula, as listed in the California Department of Education's school directory. Grades, admissions and tuition come from each school.

Chadwick School
Private, kindergarten through 12th grade

Fusion Academy, Palos Verdes
Private, kindergarten through 12th grade

Peninsula Heritage School
Private elementary

PV Peninsula Montessori School
Private elementary

Rolling Hills Country Day School
Private elementary

Rolling Hills Preparatory School
Private, kindergarten through 12th grade
Listed in Los Angeles Unified's area

St. John Fisher School
Private elementary

From the California Department of Education school directory, read November 21, 2026. Listed alphabetically; a listing here is not a recommendation. Confirm current grades and enrollment with each school.

I'm here to help you *make your next South Bay move.*



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