

ROCKWELL

CHIC CITY LIVING AT THE BEACH
IN PACIFIC PALISADES



Presenting Residence 5E

Stunning 2 Bdrm/2.5 Bath Fully Furnished Townhome

KENNEDY WILSON

COASTAL LIVING AT ITS FINEST

Kennedy Wilson Real Estate Sales & Marketing is proud to offer for sale Residence 5E - a magnificent 2-story ocean view condominium at the exclusive Rockwell at PCH. Located just a short stroll from the beach in Pacific Palisades, 5E comprises over 2000 sq. ft. of captivating indoor and private outdoor living space framed by endless blue water ocean views and fresh ocean breezes.

This beautifully furnished architectural gem shows like new and is located on the coveted top 5th and 6th floors. Featuring floor to ceiling walls of glass, soaring vaulted skylights, custom electronic shades and curtains, 3 private outdoor living spaces and inspiring designer features throughout, 5E is offered “turn key” and move-in ready.



ENTERTAINERS PARADISE

The sophisticated open floorplan was designed with entertainment and maximum flexibility in mind. The chef’s kitchen features a large center island with seating, custom cabinetry and high end Thermador appliances that are practically unused. The island, counters and backsplashes are clad in Carrera slab marble; and just off the kitchen is an elegant powder room with waterworks sink, designer tiles and custom lighting.

A central dining area sits opposite a skylight-filled living room with ocean views and impressive French doors opening to the terrace. On the opposite side of the first floor is an office nook, cozy den with fold out couch and French doors leading to a private garden. A gorgeous custom staircase crowned by a vaulted skylight, leads to the 2nd floor elegantly furnished master suite with French doors connecting to the terrace and breathtaking ocean views. The master bath features an oversize walk-in shower with natural stone, Waterworks fixtures, marble vanity and custom lighting.

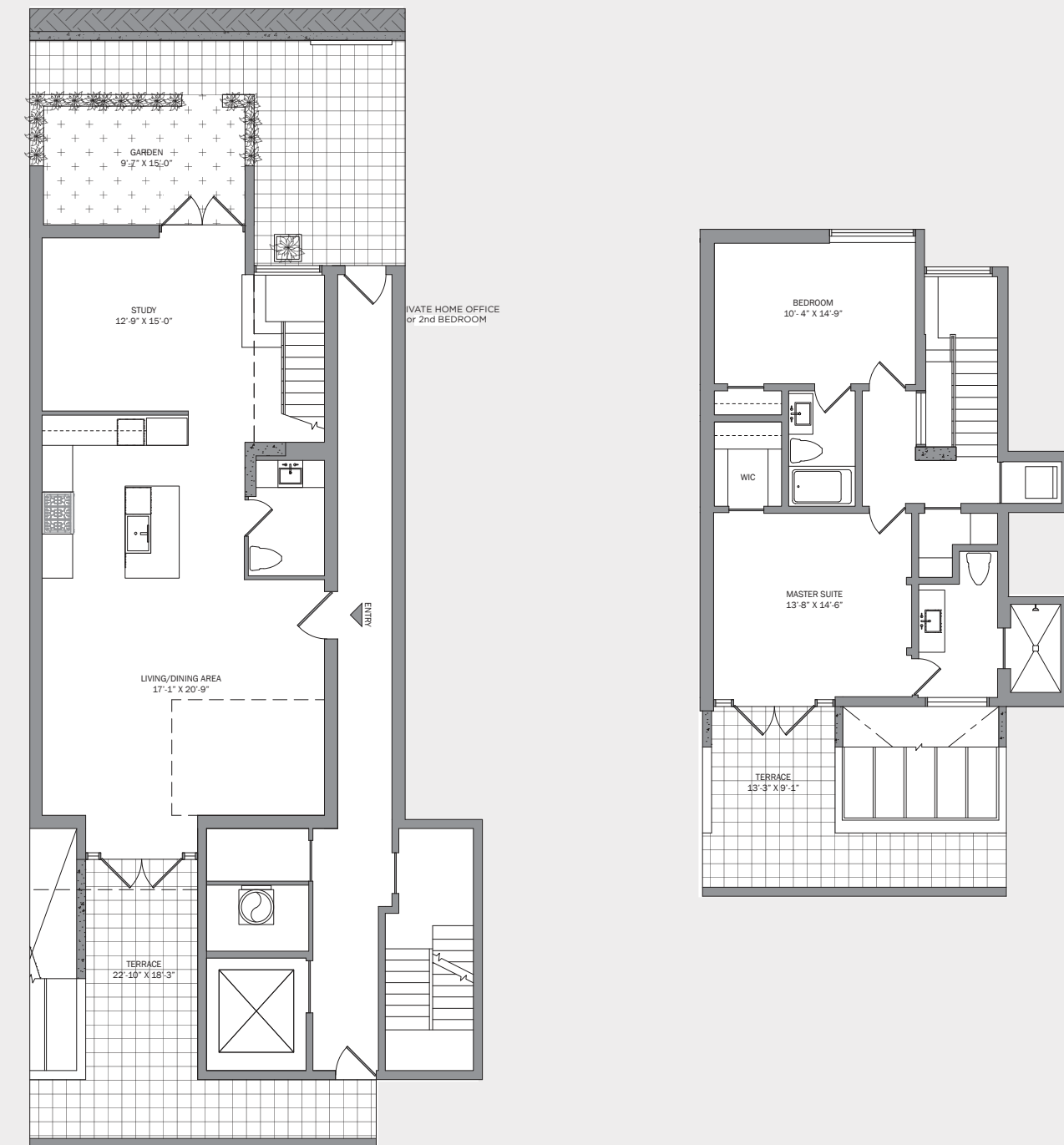
Across the hall from the master suite is a furnished 2nd bedroom with en suite travertine clad bathroom, closet and additional storage. The top floor also features a large linen closet and built-in washer/dryer.

The two terraces and garden patio provide over 550 sq. ft of outdoor living space to enjoy the ocean views, al fresco dining and are furnished with lounge chairs, outdoor table and chairs, mature planters and ready to add your own personal touches.

Rockwell trademark design features include reclaimed white oak flooring in a chevron pattern, exposed concrete walls, floor to ceiling windows, signature French doors, dramatic vaulted skylights and super high end Waterworks bath and shower fixtures throughout.

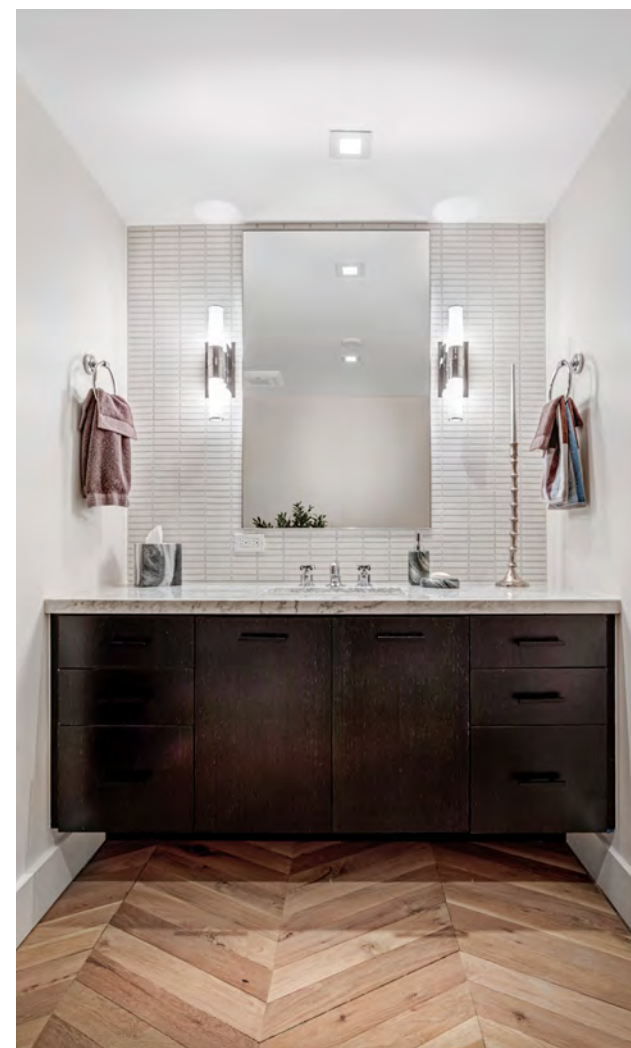
Residence 5E includes 2 secured side by side parking spaces plus a large personal storage unit located off the terrace on the 6th floor.





ROCKWELL 5E BY THE NUMBERS

Bedrooms	2 + Den	Side by side parking spaces	2
Bathrooms	2.5	Parking Sq. Ft. (approx.)	150
Interior Sq. Ft	1,558	Storage Lockers Flr Area	90
Private Outdoor Sq. Ft.	557	TOTAL SQ. FT. & FLR. AREA	2,355





INVESTMENT VALUE

Since its initial sellout in 2013/14 to mostly primary and 2nd homeowners, resale condos at Rockwell have enjoyed steady price appreciation. The residences have also proven to be a solid investment for their income potential. In recent years, there's been several confirmed

leases throughout the building in the \$5 to \$7 a foot range, depending on unit size, term and furnishings. Neither Seller nor Broker makes any representations or warranties as to the future performance. The property will be delivered free and clear of all encumbrances at closing.

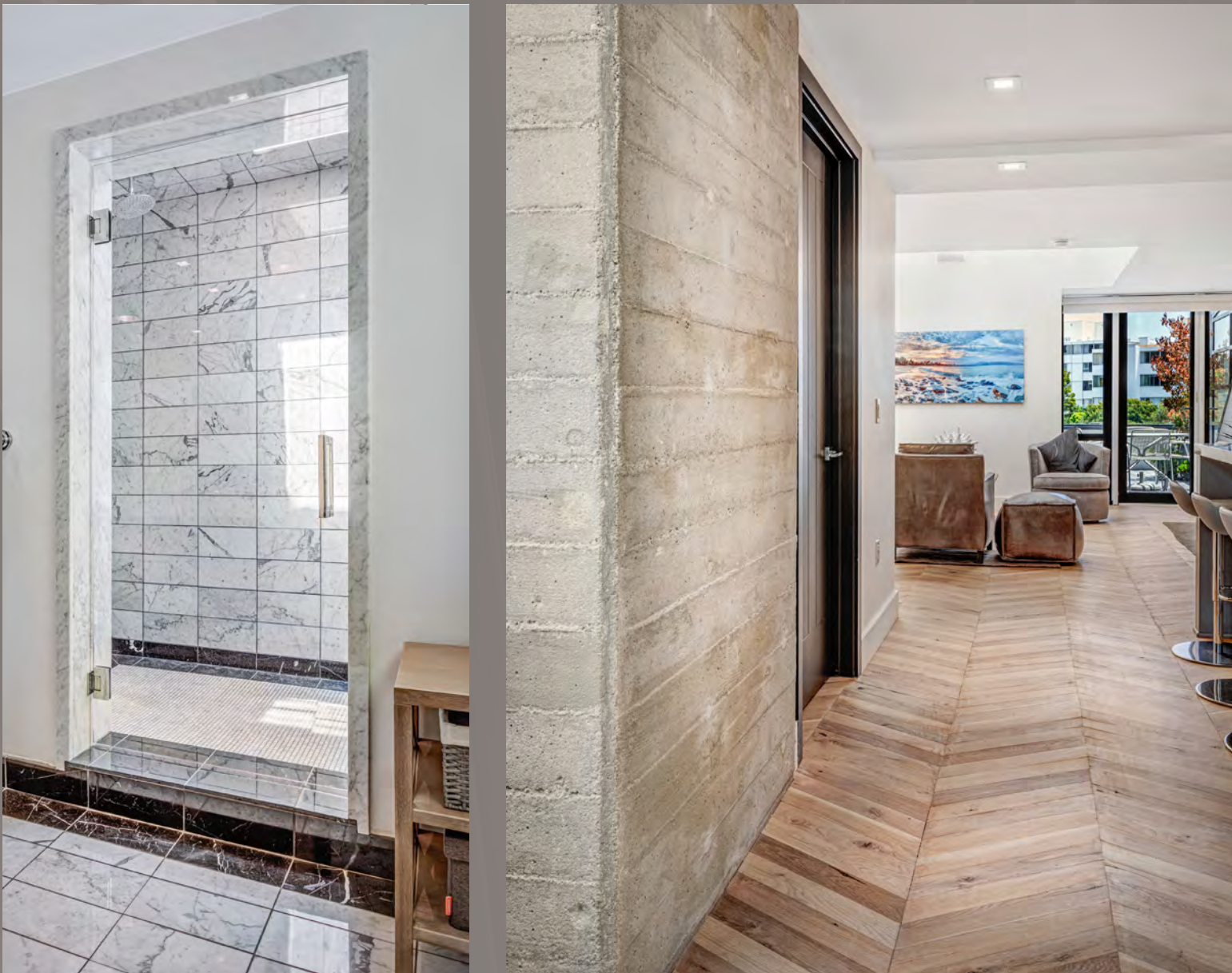


ULTIMATE LIVE/WORK

The flexible floor plans, abundant indoor/outdoor space and low density are ideally suited for Work from Home professionals. Double-paned glass, floors and walls of board formed concrete ensure both quiet solitude and a sense of security. High tech features include automated window shades and Force Four home smart system

which controls built-in audio, temperature, lighting, private security system, controlled electronic entry and elevator access, Guest parking is also provided along with weekly landscaping and periodic window washing for a maintenance-free live and work environment.





PALISADES LIFESTYLE

Pacific Palisades is more retreat than urban neighborhood and known for its exceptional public and private schools and now home to the sophisticated shopping and dining at nearby Palisades Village. An active outdoor lifestyle awaits just steps from a beautiful

sandy beach, popular surfing spot, stand-up paddling, numerous hiking and biking trails and an organic healthy café next door. Rockwell at PCH offers all the benefits of coastal living, but with the convenience of life in the City.

“...and if you live in the Palisades, you’re lucky!”





OFFERING TERMS

Asking Price: \$1,995,000 furnished (some items excluded from sale)

For a Private Tour, please contact Andrew Levant at 310 559 1000 or email at alevant@kennedywilson.com

Please submit all offers on Residential CAR form along with Buyer's proof of funds.



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