

5 beds | 5 baths | 4,920 SF | 7,835 SF Lot | New Construction
1,285 SF of outdoor living space | Panoramic Ocean Views | Nearly Private Road
Adaptable Media Room/Home Gym/Office/Studio Room | Optional Wine Cellar

Take your idea of a private beach house up-market to the sought after Hill Section of Manhattan Beach. Here you discover a brand-new luxury residence that is confident in its design and intent. Designed and built by Steve Lazar of South Swell, this custom residence exudes a thoroughly modern, honest and functional aesthetic; elegant by way of subtle color, pattern and texture throughout. The home's design takes a sophisticated approach towards combining touches of both traditional and modern concepts to invent a luxury beach home that meets the standards of today's active and engaged lifestyle.

The design of the home's footprint keeps your daily living and private entertaining out from under the eyes of neighbors. Continual, direct access to the outdoor living environment offers a true extension of the usable square footage of the property. With over 1,200 sf of private outdoor spaces, this home offers one of the best ways to enjoy Southern California coastal living. You are invited to create a new daily routine of properly unwinding by stepping out to the dining lanai where you can enjoy an ocean view dinner, then grab your wine and move to the sunken exterior living room and gather around the gas fire feature to reconnect and trade stories of the day's adventures. After the kids or guests are off to bed, you can step right into your master suite, take a soothing soak in the tub and then curl up with a great book before retiring.

931 Duncan Place presents an updated design approach that is attainable, functional and adaptable to changes over time in a family's lifestyle, while remaining beautiful, bold, and modern.

The lower family/recreation level hosts a entirely different set of indoor entertaining options for the whole family. Three bedroom suites center around a hub of daily gathering where everyone can enjoy a movie or play games together; if you've imagined your home as the center for the kid's friends to safely converge, this is the ideal space. It's easy to conceive of throwing summer parties, inviting family and friends alike, where the adults can enjoy a sophisticated evening at the same time as the kids creating lasting friendships and memories in an environment of their own. Additionally, you'll discover an adaptable media room/home gym/office/studio, a customizable wine cellar, and a laundry, mud-room center.

The ultra-private concept of the home is juxtaposed by expansive views and carefully planned open spaces. The formal entertaining room is anchored by the clean, bold lines of the fireplace which is flanked by two sets of accordion doors that open wide to the ocean breezes without compromising privacy. Grassy areas on either side of the patio offer a great place to set up a game of bocce ball or for the family pet enjoy some sun.

The living room and kitchen areas remain effortlessly connected and invite the occasion to transition from formal to casual within a few steps. A fourth bedroom on the upper level can be utilized as office space for your e-commute or as a room close-by for one of the younger members of the household. The sun-drenched ocean master retreat offers his & hers walk-in closets and a luxurious master bath with separate floating vanities, a soaking tub and an over-sized walk-in shower.

Today's modern lifestyle naturally encourages turning away from formal, separated spaces and towards communal, engaged environments.

5 bedrooms, 5 bathrooms
4,920 sf luxury residence, 7,835 sf lot
1,285 sf of outdoor living experience
Nearly private road with minimal through traffic
Secluded, yet open design contrast
South facing lot with ocean and Catalina Island views

60" Viking professional range
Dual apron sinks and dual dishwashers
Custom walnut cabinetry
Ocean view master retreat
His & Hers walk-in closets
Elegantly styled master bath with floating soaking tub

Central Family Room with formal entertaining on upper level
Adaptable Media Room/Home Gym/Office/Studio
Optional Wine Cellar/Humidor
Plumbed and ducted for central air conditioning
Oversized 3 car garage (5 car parking) with 250sf beach storage room
Customizable laundry center/Mud room