

1246 10TH ST., MANHATTAN BEACH

SHOWING NOTES/DETAILS & AMENITIES

This unique property has been thoughtfully designed with highly sought-after luxury amenities and upgrades throughout in order to offer a truly custom, move-in ready home. The home offers 6 bedroom suites, a study/office and five and a half bathrooms. With approximately 7,000 square feet of living space, it is loaded with all of the modern conveniences expected in an ultra-luxury residence.

The Entry Level -

A Dutch-door entry welcomes you to the formal living room with soaring two-story ceilings. Your eye is drawn up by the wood encased floor-to-ceiling fireplace flanked by symmetrical wood-framed windows creating an dramatic first impression. A home office/study enjoys views of the landscaped front yard. An open, formal dining room steps down to the butler's pantry area and onward to the custom chef's kitchen where a second, casual dining area is found. Opposite the formal dining area, a guest suite area can be sectioned off by strategically placed pocket doors designed to control sound transfer. An elegant powder room is available for guests, while an "in-law" suite lies just beyond. A large mudroom with secondary laundry hookups is located conveniently off of the 3 car garage and it opens to the outdoor beach shower area. The hall steps down to a wet-bar area and an open-concept family room. Panoramic doors open to a covered outdoor living room offering that sought after indoor/outdoor living experience. The large backyard is plumbed and ready for a future pool addition.

DETAILS

- Soaring two-story ceilings
- Private, entry level guest suite with walk-in closet
- Mudroom with secondary laundry hook-ups
- 3 car garage
- Garage wired and ready for 3 future charging stations
- 3 stop elevator
- Multiple tankless water heaters
- 6-zone A/C and heating system
- Custom HVAC register covers throughout
- Home Automation system
- Perimeter security cameras installed
- Outdoor beach shower
- Speakers installed throughout
- Sonos sound system
- Alarm system installed
- Lutron controlled lighting environments
- Wide plank engineered white oak floors
- Central vacuum system
- Custom chef's kitchen with butler's pantry

- Coffered ceilings
- 6“ solid wood baseboards throughout
- Premium Thermador appliances
 - pot-filler
 - range hood
 - warming drawer
 - steam oven
- Oversized island with concealed breakfast bar power strip
- Wood cased Kolbe windows throughout
- High ceilings, skylights & panoramic doors welcome natural light
- Fireplaces in living room, family room & outdoor living area
- Outdoor living room wired for future patio heaters
- Backyard plumbed for addition of future pool
- Custom stone facade and driveway
- Cedar shingles
- Plumbed and ready for future water purifier/softener system
- Double drywall soundproofing between all interior walls

The Lower Level -

Step down to an over 2,300 sf finished lower level/basement area. Unlike a traditional “basement”, this level is lined with windows and even has direct access to the yard area above. The windows flood the area with natural light, eliminating the feeling of being enveloped in a typical subterranean environment. You are immediately greeted by a wall of natural stone that extends to an appx. 180sf custom wine cellar and tasting room proudly displayed through a wall of iron and glass. The wine room is plumbed and ready to add your preferred temperature control system. It is also prewired to add speakers and additional art lighting. The hammered sink and wine glass rack above make clean-up a breeze after entertaining within the cellar and the casual lounge area just beyond.

A 3/4 bath is plumbed to add a future Mr. Steam system and the large storage room could easily convert to a future dry sauna. This is ideal if you plan to utilize some or all of the expansive areas beyond to build your ideal home gym/fitness center. Additionally, this fluid lower level space can be utilized to create the ultimate “stay-at-home-retreat” accommodating everything from your dream media room to a fully stocked recreation room. The entire lower level has been heavily insulated to provide a near sound-proof environment, so you can let your vision unfold - Professionals and hobbyist alike could support their creative side by designing a recording studio, dance studio, art studio or the ultimate gamer’s realm!

DETAILS

- Over 2,300 sf lower entertaining level
- Direct access to backyard
- 180sf custom wine room **ready for future temperature control system*
- Wine tasting/lounge area

- Natural stone and wood finished walls
- Heavily insulated/near-sound proofed recreation room area with endless possibilities, such as:
 - Future media room
 - Future home gym/yoga/pilates center
 - Future game room
 - Future recording studio
 - Future dance studio
- 3/4 bath is plumbed and ready for future Mr. Steam option
- Current storage room in bath is ready for future dry sauna
- Engineered white oak floors

The Upper Level -

Skylights flood the stairway to the upper level with natural light as you make your way to the main bedroom level of the home. This level accommodates 4 large bedrooms, the full laundry room and the incredible master retreat. All ancillary bedrooms feature high ceilings, custom closets, white oak floors, built-in speakers and wiring for wall mounted TVs. One bedroom has an en suite bath and a large “2nd master bath”/jack and jill bathroom is shared between two others. The home’s 6th bedroom enjoys a private walk-out deck and could be used as a second work-from-home office.

Again, the builder cleverly planned for reduced sound transfer and privacy by adding a pocket door to the entry of the master retreat section of the house. The expansive master has high, vaulted ceilings, built-in speakers, and a private en suite fireplace. A large, custom walk-in closet has a large picture window for ventilation and added natural light. The luxurious bathroom features a separate soaking tub and an oversized walk-in rain shower with multiple shower heads. The entire suite wraps around a private lanai, complete with panoramic doors and an outdoor fireplace. It’s the ultimate sanctuary at the end of a busy day!

DETAILS

- 4 upper level bedrooms
- Master retreat with private lanai
- Skylights and vaulted ceilings
- 2 fireplaces in master retreat
- Full size laundry room on bedroom level
- Pocket door isolates the master retreat section
- Bedrooms wired for wall mounted TVs
- Built-in speakers throughout
- Custom closet organizers in each room
- Designer tile and counter-top selections
- 6th bedroom/2nd home office has walk-out deck
- Jack and Jill bath/2nd master bath with soaking tub and separate shower

- Engineered white oak floors and custom stone counters

East Manhattan Beach living offers more space between neighbors, larger lots that accommodate statement homes, expansive pool-sized yards, neighborhood parks, close proximity to nationally ranked top-performing local schools, and ease of access to major commuter routes throughout the South Bay. LAX is only 15 minutes away, and the tech campuses in Silicon Beach are within an average a 30-minute commute. It is an ideal, central location where you can enjoy the active lifestyle of a beach community while still enjoying an estate-like legacy home.

Broker/Agent does not guarantee accuracy of square footage, lot size, ordinances, zoning, rent control, permits, use code, schools and/or other information concerning the conditions or features of the property provided by the seller or obtained from public records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals.