

# 121 20<sup>th</sup> Street, Manhattan Beach CA 90266

## SPEC SHEET

### PRICE:

\$7,985,000

### ARCHITECT:

Jessica Farinacci, Tomaro Architecture\*

\*Works at Tomaro but done as a private project.

### BUILDER:

Rick Hall, Elite Design Builders

### LOT:

Full 30 x 90 Walkstreet to Alley Lot - 2697 sqft

North Side/South Facing

3<sup>rd</sup> lot from Ocean Ave

### INTERIOR LIVING SPACE:

Main House (3BR/3BA) - 2,226 sqft

Detached Guest Suite (1BR/1BA) - 483 sqft

Total - 2709 sqft

### OUTDOOR LIVING SPACE:

Main House 3<sup>rd</sup> Floor Rooftop Deck – 965 sqft

Main House 2<sup>nd</sup> Floor Deck – 60 sqft

Guest House Deck – 30 sqft

Courtyard – 400 sqft

### SQUARE FEET AVAILABLE FOR ADDITION:

Per 66% Exception Cap – Up to 244 sqft

### AMENITIES/FINISHES:

#### Exterior

Smooth Coat White Stucco

Florim Casamood “Materia Project” Italian Porcelain Tile Siding

Glass Railing throughout (Lucky’s Glass)

Custom designed square steel roof deck staircase

#### Windows/Doors

All Clear Anodized Aluminum

Fleetwood Sliders and Windows

LaCantina Doors

#### Kitchen Design

10ft Waterfall Island – 3cm Montclair Danby Marble (Striato/Vein Cut)

Perimeter White Quartz Countertops - Quartzforms (Made in Germany)

Ann Sacks Backsplash Tile

All stone/tile fabrication by Rugerri Marble

2 Stainless Steel Sinks (Main and Prep/Bar)

Extensive Custom Cabinetry

Vertical Lift Uppers with German hardware

Pantry Cabinet with hidden dog/cat door

Double Trash and Recycling Bins

**Appliances**

Miele 8 Burner Range, Oven & Speed Oven/Microwave  
Thermador 48" Built-In Panel Refrigerator/Freezer  
U-Line 24" Under-Cabinet Wine/Beverage Refrigerator  
Bosch Panel Dishwasher  
LG High Capacity Washer/Dryer  
Noritz High Capacity Eco-Tough Tankless Water Heater

**Roof Deck Kitchen Appliances**

Sunstone Stainless 34" Rotisserie BBQ  
Sunstone Stainless Double Burner  
U-Line Stainless 24" Outdoor Refrigerator  
U-Line Stainless Outdoor Clear Ice Maker  
Stainless Hot/Cold Sink

**Other Design Features**

Custom Glass/Steel Staircase with Floating Treads  
8" French White Oak Harwood Floors Throughout

**Low Voltage**

Ring Smart Camera/Intercom  
3 Panel Contact and Motion Alarm System  
3 Panel Interior Intercom System (Ready)  
Extensive WAPs, Cat6 and Coax Throughout  
Lutron Smart RadioRA 2 System  
5 Camera Interior/Exterior Security System (Ready)  
6 Zone Audio System (Ready)

**HVAC**

Main House - Central Heating with Nest Smart Control  
Guest Suite - Heating/AC

**Roof Deck Specs**

180° Ocean View  
14ft x 24ft Cabana with 2 Infratech Heaters  
Ipe Wood Decking & Design Accents  
Outdoor Kitchen with BBQ, Double Burner, Refrigerator, Ice Maker, & Sink  
New HotSpring Limelight Flash (7 adult capacity)  
Elementi 56" Natural Gas Fire Pit with Custom Cover  
50" TV with Custom Cover  
Sound System (Ready)  
Extensive Accent Lighting

**Parking**

2 Car Garage  
Carpport  
4th car may be parked across garage legally

**Minor Exception**

MB City approved encroachment setback providing significant additional unobstructed views.

**Other**

Fire Safe Sprinkler System for Main House and Guest Suite  
Built-In Garage Ceiling Storage

**\*\*\*Information deemed reliable but not guaranteed. All information should be independently verified.\*\*\***