

60 The Strand, Hermosa Beach, CA 90254

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#### DETAILS AND SHOWING NOTES

- 4 bedrooms, 4.5 bathrooms
- 3,575 SF brand new luxury residence
- 2,402 SF beachfront lot
- Newly completed in 2018 by KKC Fine Homes
- Building plans by Starr Design Group
- Beach room with wet bar and walk-up sun deck
- 3-stop elevator
- Transitional beach view deck with radiant patio heaters
- Automated lighting environments controlled by Vantage
- 3-zone air-conditioning and heating system
- Wide plank French oak flooring
- Fleetwood window and door systems
- 5.1 surround sound in beach room and living room
- In-wall/in-ceiling Sonance speakers
- Pre-wired for future automated window treatments
- High end Thermador appliance package
- Neolith kitchen counter tops
- Steel floating staircase
- Blackened stainless steel pivot entry door
- Professional contemporary/modern lighting design package
- Wired alarm system with 5 perimeter surveillance cameras
- Direct access 2-car garage
- Wine display is wired and plumbed for a future temperature controlled zone

There is a perfected sense of balance within this this newly constructed beachfront residence presented by renowned local builder, Kim Komick of KKC Fine Homes. The open concept floor plan encourages a constant flow of energy within a seamless, engaging environment. All the natural elements, including water, fire, earth, metal, and wood are balanced throughout offering a refined sense of harmony. When every last detail has been addressed by a keen eye and precision execution, the result is a perfected statement of turn-key luxury living.

A custom blackened stainless steel pivot door is a welcoming focal point that opens wide to the lower level beach room. The perfect setting for a casual beach day entertaining family and friends, the beach room offers a full wet bar area and a media area wired with 5.1 surround sound set against a reclaimed Bain wood backdrop. The beach room opens wide to a thoughtfully planned sunken private patio area which then steps up to a more visible sun deck which is ideally positioned to enjoy lounging while taking in a virtually unobstructed view of the beach and the ocean beyond. A guest room and guest bath are also located on the entry level with the 3-stop elevator just steps away from direct access to the two car garage. The beach room bath offers direct access from the exterior which is perfect when coming

straight in from surfing or a day on the sand.

Follow the open, floating staircase to the more formal entertaining areas, set privately just above The Strand. Here is where one is reminded daily of the reason for living the Strand life; the living room showcases the crashing waves, surfing dolphins and passing sailboats with a floor-to-ceiling panoramic door that opens direct to a walk-out deck. This endless view is captured from every vantage point within the main living and entertaining areas and is the ideal backdrop when entertaining. The living room enjoys high ceilings, a linear fireplace flanked by custom built-ins, and beautiful French oak wood floors. The open concept floor-plan allows for effortless engagement and provides a balanced, fluid environment from which to enjoy family and friends. A dining area lies between the kitchen and living room and extends to the custom kitchen.

A beautifully customized “halo” drop-soffit is suspended over the kitchen island defining the space as a room within a room. This portion of lower ceiling enhances the taller adjacent spaces, balancing the important east-to-west flow of the home. The upper white cabinets in the kitchen are Luxe by Alvic and feature a durable high gloss, stain resistant surface providing a modern design aesthetic while being highly functional. The lower cabinets feature a custom milled rift white oak grain topped with enduring Neolith counter tops. The custom kitchen offers a Thermador appliance package that includes a 30” refrigerator tower and an 18” freezer tower. The island is finished with dual Neolith waterfall edges that carry the eye through the kitchen to the built-in breakfast area beyond; an inviting space for casual family meals. A large walk-in pantry allows for organized storage of small appliances and keeps cluttered grocery items to a minimum. An elevator stop is close at hand for convenient delivery of grocery items from the garage to the kitchen area.

The best Strand homes offer thoughtfully planned spaces that allow for enjoyment of both public and private spaces. The main bedrooms are all privately located on the uppermost level. Step up and into the private master suite and be greeted by a room filled with light and views of the ocean. The minimalist design of the room is intended to provide an environment where the balance and beauty of the ocean fills the space making it the first and last part of every day. A dramatic rising curved ceiling in the master bedroom retreat draws natural light through the room right to the luxurious master bath. The master bath features a warm-toned natural stone accent wall behind the stand-alone soaking tub. Wake up to a direct ocean view from the Master suite and enjoy your coffee perched high above the morning activity on the beach from your private viewing deck. The master suite is pre-wired to accommodate future automated window coverings to create effortless environmental control for ultimate sleeping or lounging conditions.

With the beach as an endless playground, 60 The Strand utilizes all of the lifestyle advantages of Sand Section living. Leave the car behind and enjoy a bike ride along world-famous Marvin Braude Bike Trail that stretches from Torrance beach all the way to the Palisades. Start the day with a vigorous surf session while the dolphins swim alongside, then shower off and head out. Join friends out on the sand for a game of beach volleyball, then grill up a healthy dinner while watching the sunset from your beach front deck. Enjoy the year-round community activities found along the beach and at nearby Pier Plaza. With so much to participate in after work and on weekends, there's little reason to leave the South Bay!

