

228 9th Place, Manhattan Beach, CA

White Water View Custom Home: A Hybrid of French-Modern and Beach-Chic Style, with timeless elements of both Traditional and Transitional; 2 blocks from the Sand and in the heart of Downtown Manhattan Beach

- Beautiful, bright custom designed home with incredible oceans view of the Pacific, Palos Verdes Peninsula, Catalina, Santa Monica and Malibu
 - Two blocks from the beach and three blocks from festive downtown Manhattan Beach
 - Just under 2000 square feet of living space with an open reverse floor plan
 - 3 Large Bedroom Suites, two of which have ocean views, plus a chic Powder Room
 - Including a Large Master Suite with an unobstructed Ocean View Balcony, luxurious master bathroom with spa bathtub, dual sinks, Newport Brass finishings, Ann Sacks tiles, separate his-and-her closets designed by California Closets one of which is a walk-in closet; Jonathan Adler Lighting
 - Three Stop Dumbwaiter
 - Upgraded appliances including but not limited to: Viking Range, Hood and Convection Oven, Electrolux Refrigerator and Washing Machine, Bosch Dishwasher, Upgraded Nutone Camera Doorbell System, Surround sound indoor and outdoor
 - New White Kohler Dual Sided Farmhouse Sink, Kohler Faucets
 - Bright white kitchen with white custom cabinets, Roll-out Sliding Cabinets and Drawers, large kitchen island wrapped with a touch of beach-chic wainscoting, all fixtures are Newport Brass oil rubbed bronze including drawer pulls & cup pulls as well as door knobs and hinges throughout the entire home, Kohler vegetable prep sink, plus large walk-in pantry, built-in wine rack and cocktail bar
 - Newly installed French Encaustic Tile on a large southwest facing sunny ocean view balcony: Vast ocean view, Catalina, and the Palos Verdes Peninsula; *You'll never miss the Sailing Regatta every Thursday afternoon*
 - Custom Wrought Iron throughout
 - Master Crafted High-end Bullnose Corners throughout
 - Clean lines
 - Hardwood Floors
 - Travertine & Hardwood Floors at the entries
 - New Carpet in two of the bedrooms
 - Modern French Limestone Fireplace
 - High Ceilings throughout
 - All New LED ceiling lighting throughout
 - Newly installed Under Cabinet LED lighting
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- Newly painted throughout in Benjamin Moore Simply White, Newly Painted Bedrooms in comforting Pale Grey
 - Lighting: Mid-Century George Nelson Pendant Lighting, Jonathan Adler lighting,

Newport Brass

- Multiple outdoor spaces: 1 patio and 2 balconies, plus Parking Pad
- Seamless Corner Picture Window with massive Ocean and PV views, Multiple windows with heaps of natural light, oversized picture windows, three sliding glass wood trimmed doors
- Custom front door with glass sidelite windows
- Oversized two car garage with built-ins and spacious storage room; newly upgraded heavy duty garage floor tiles, third parking spot via parking pad
- Tremendous Ocean Views facing North, South and Southwest side of the home, NorthWest Facing views from top floor and Master Balcony
- Views of Hill Section and American Martyrs are to the east and north east with lovely direct view of Martyrs Bell Tower
- 3 short blocks to Manhattan Beach Boulevard in downtown and the Metlox shopping area, dining and nightlife, plus only ½ block from shopping and restaurants on Manhattan Avenue like The Arthur J Steakhouse, Page Book Store and Tabula Rasa to name a few
- Walking Distance to the Robinson Elementary School, multiple parks, Von's Grocery Store and Manhattan Meat Market as well as every modern convenience you need
- Located on a small off the beaten path street with no direct neighbor across, neighbor to the east is a single story garage only so Hill and Martyrs views can be enjoyed plus lots of sunlight and gorgeous sunrises; neighbors directly behind live on the East Coast so no noisy neighbors.
- Noise canceling double paned windows
- Park the car on Friday with no need to drive until Monday for work

ALL INFORMATION IS DEEMED RELIABLE BUT NOT GUARANTEED.

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