

2105 Agnes Rd., Manhattan Beach, CA 90266

SHOWING NOTES

PROPERTY FEATURES

- 5 bedrooms, 6 bathrooms
- 4,600 SF, 4,987 SF lot (40' x 125')
- Built in 2018 by James Christopher Construction
- Designed by Ronda Pagnini & Michele Montgomery
- Two-story exterior quartz waterfall at entry
- Zoned Air Conditioning with Nest thermostat
- Continuous design Obsidian II tri-level porcelain theme wall
- 3 car garage with epoxy floor finish
- Two transitional indoor/outdoor living areas
- Disappearing patio doors
- Brushed redwood exterior wood details and custom garage door
- 3 stop elevator
- Continuous 3 level interior skylight
- Wired for 5.1 surround in living room, master suite and media room
- Oregon Blue Pine interior wood details on lower level
- Custom label-out temperature controlled wine display room
- 300 year old "live edge" cut Blue Pine wall slabs in wine room
- Kiln dried cedar-lined dry sauna
- Flush mount Infrared patio heaters
- Custom quartz combination water feature/fire feature on patio
- Solar-ready home; ready to receive Tesla battery back-up
- Pool-ready landscaped backyard

DESIGN OVERVIEW

Interior/Exterior theme wall finished with Obsidian II porcelain tiles

Quartz Waterfall at entryway

Entry Lighting: Capiz Honeycomb chandelier in two sizes by Serena & Lily

Raw edge alabaster hall sconces/stairway lighting designed by Brett Bedlock

Emtek door hardware in stain brass finish

Modern brand house numbers designed by Richard Neutra

Exterior wood detail - brushed Redwood with white wash finish

KITCHEN

Appliances - The Modernist Collection by Dacor appliances

Cabinets - textured rift oak with clear matte finish manufactured by Querkos

Lighting - Tomas O'Brien Eugene pendant in antique brass finish

Counters/backsplash - Livorno polished quartz

Hardware: Drawer pulls - 3" & 4" Europa tab pulls from the Mercer collection in honey bronze finish

Plumbing fixtures - pull down faucet in satin bronze - Single hole mount pot filler with double lever handle in satin brass by Newport Brass

PATIO/DINING AREA

GREAT ROOM, OFFICE, POWDER ROOM

Patio: stone mix quartzite grey rectified with natural grey grout

Dining area: Deco clear glass/vintage brass pendant by Kuzco lighting

Fireplace: Skyfalls Quartz

Sitting area/office light: overlap brass gold pendant by CB2

Powder Room--

Light: Stella gold metal dome chandelier

Floors and walls: Calcatta Silver ceramic with bright white grout

Drawer pulls: Vesta Beliza Knurled Bar pulls in polished brass

Counters: Brilliant white polished quartz

Cabinet: White acrylic by StyleLight manufacturing

Faucet: Metro in satin bronze by Newport Brass

JACK/JILL BEDROOMS

Lighting: wide warm gold pendant lights with black shades by Barnes and Ivy

Bathroom: Charcoal quartz counters

Floors/shower/tub: Palissandro Grigio polished Italian porcelain with winter grey color grout

Faucets: Odin collection in matte black by Brizo

Lighted Mirrors: Elan Edge-lit etched glass LED wall mirror

Drawer hardware: Pulls in black matte by Atlas Homewares

Cabinets: textured rift oak with clear matte finish

MASTER SUITE

Fireplace: Calcata Lincoln porcelain

Lighting: Hicks extra large pendant designed by Thomas O'Brien

Bathroom counters: - Brilliant white quartz

Cabinets: White acrylic by StyleLite

Hardware: Topex Cabinet knobs in matte brass

Faucet/Tub&Shower hardware: Sklyar in satin bronze by Newport Brass

Mirrors: Back lit large LED wall mirror by Eurofase

Closet pulls: Simply Geometric in Bayview Brass

Floors/shower: Carrera Blanco Brillo with bright white grout

4th BEDROOM SUITE

Lighting: Wide warm gold pendant light with white shade by Barnes & Ivy

Bathroom counter: Charcoal quartz

Mirror: Lighted front wall mirror LED by Eurofase

Hardware: Cabinet U-turn pulls in matte black by Atlas homewares

Faucets: Siderna in matte black by Brizo

Cabinet: textured rift oak with a clear matte finish

Floors/Shower: Jaipur blanc porcelain with rolling fog grout

LAUNDRY

Floor/counters: Clasiq Marquina matte

Faucet: Delta Trinsic collection in matte black

Cabinets: White acrylic by StyleLite

POWDER ROOM - LOWER LEVEL

Walls: Symmetry Moon Glow linen porcelain with Delorean grey grout

Floor: Blocks 5.0 grey porcelain with driftwood grout

Counter: Venetian Grey porcelain

Faucet: Litze collection in brilliant luxe gold by Brizo

Cabinet: textured rift oak with clear matte finish

GUEST SUITE

Lighting: Possini Euro Design Sophie warm gold mesh ceiling light

Bathroom: Walls/Shower - simple penny round solid white polished porcelain with bright white grout

Floor: UNB-101 porcelain with driftwood grout

Counter: Calcatta Cielo quartz

Faucet: Delta Ara in matte black

Cabinet Pulls: Centinel pulls in matter black by Atlas homewares

Lighted Mirror: Front-lit LED wall mirror by Eurofase

MEDIA ROOM/WINE ROOM

Flooring: Blocks 5.0 Grey porcelain with driftwood grout

Wine Display Room -

Oregon Blue Pine planks on walls and “live edge” cut slabs in wine room

“Label out” wall mount racking system

Counter and floor: Night dream leathered Granite

Hardware: Ultima II appliance pull in oil bronze by Omnia

Sauna - Kiln dried cedar lined sauna room