**1616 Gates Manhattan Beach 90266**

5 Bed 5.5 Bath plus Bonus Room

2 Story over 5000 Sq Ft on 7500 Sq ft lot

1st Owner, Built 2008

South Facing Backyard, 3 Fireplaces, 3 Car Garage

**General**

* **Installed state of the art 3 zone AC slim quiet unit 3 years ago, operational from smart phone**
* **Premium Window Treatments throughout**
* **Fans, lights and LED lighting throughout most of house**
* **Painted inside house 3 years ago**
* **Installed Ring video doorbell operational from smart phone**
* **All bedrooms with adjustable speed ceiling fans**
* **Potential to installing garage unit operational from smart phone**
* **Potential to enlarge upper back balcony**
* **Potential to build large wine cabinet under stairs in closet**
* **8 to 10 foot solid wood doors and 10 ft plus vaulted ceilings throughout**
* **Premium upgraded crown molding & 8” floor trim throughout house**
* **Wood floors throughout except carpet in all bedrooms**
* **Cherry wood cabinets & built ins throughout**
* **Central Vacuum system**
* **Central Alarm system**
* **Special Recirculation Hot Water Heater**

**Backyard**

* **Turf Bocce Ball Court**
* **Glass Fountain with on/off switch & drain to sewer**
* **Rectangular glass dual gas burner fire pit with built in seating**
* **6-7 person 2 motor hot tub with fountain, cover**
* **10 ft by 8.5 ft L-Shaped Island with granite, huge premium gas Twin Eagle grill with rotisserie, 2 side burners & refrigerator, multiple electric outlets, overhang to sit at**
* **Huge overhang structure built to exact match of house with arches, 3 remote fans & lights**
* **Electrical outlets, cable outlet & adjustable arm for TV built in under overhang**
* **Built in flower beds with decorative walls also acting as sitting areas**
* **Turf yard but left sprinkler system in tact to wash down turf once in awhile**
* **Selected trees & shrubs to build wall like green background**
* **Large concrete area great for entertaining**
* **Lights around grill, bocce court & up-lighting around trees**
* **Additional gas hookup for heaters**

**Location**

* **Single story homes behind, corner & next door allows max light & visibility. Owners currently with no intent to sell**
* **Up high on hill**
* **Gates not a pass through street**
* **Walking distance to middle & high schools**

**1st Floor**

**Family Room**

* **Built in surround sound & hidden wires**
* **Over 25 ft of Built in cabinets, shelves, desk, wine fridge, up to 28 inches deep, electrical built inside cabinets for added access**
* **Gas Fireplace with premium ceramic logs**

**Kitchen**

* **Large Multi-shape Tile floor**
* **Super expansive multiple granite islands, 1 almost 13 foot long, other 100”x50” with stove burners & tons of cabinets. Additional 160” of counter top.**
* **Huge eat in area**
* **Over 40 cabinets & 16 drawers**
* **Recessed Ceiling**

**Living Room / Game Room**

* **Gas Fireplace with premium ceramic logs**
* **Large enough for professional pool table**

**Dining Room**

* **Recessed Ceiling**
* **Fancy subtle wood floor design**

**3 Car Garage**

* **Built in cabinets**
* **Built in work bench with drawers.**
* **Painted walls & ceiling**
* **Ability to easily upgrade & hook up to smart phone**
* **Solid wood garage door**

**Downstairs Bedroom 1**

* **Built in wood cabinets**
* **Huge Closet**
* **Full Bath with upgraded premium tile & cherry cabinets**

**First Floor Entry, Foyer & Stairs**

* **Recessed Ceiling with Tile entry**
* **Solid Wood huge front door**
* **Key drop area with cabinets**
* **Curved Iron staircase with wood steps**
* **Huge under stairs storage area**

**2nd Floor**

**Upstairs Foyer**

* **2 Skylights**
* **Laundry Room with tons of cabinets**
* **Small sitting area**

**Bonus or Game Room**

* **Built in Bar with sink, mirrors, refrigerator, shelves & cherry cabinets**
* **Built in Cabinets for games & storage**
* **Could be turned into Theatre room**

**Master Bedroom**

* **Large Balcony facing backyard**
* **Huge master bath with upgraded premium tile, wall to wall mirror & cherry cabinets**
* **Large shower with additional hand held unit & seat**
* **Jetted large 2 person tub**
* **Huge Vaulted Ceilings**
* **Huge Walk in Closet with Cherry wood island with electrical & Premium Installed California Closet**
* **Built in surround sound & hidden wires**
* **Gas Fireplace with premium ceramic logs**

**Bedroom 2**

* **Vaulted Ceilings**
* **Large Closet**
* **Full Bath with upgraded premium tile & cherry cabinets**

**Bedroom 3**

* **Vaulted Ceilings**
* **Large Closet**
* **Full Bath with upgraded premium tile & cherry cabinets**
* **Home Control Center for alarm, wifi, cable, etc**

**Bedroom 4**

* **Built in Book Shelves**
* **Vaulted Ceilings**
* **Walk in Closet**
* **Full Bath with upgraded premium tile & cherry cabinets**