

Hill Section Custom Contemporary Home

822 9th Street Hermosa Beach

General Description:

This Large Custom Built Contemporary Estate Home, located in The Hermosa Hill Section is appointed with the Finest Materials and Finishes, offering the California Coastal Lifestyle with Unmatched Design and Quality. The Residence has two levels with a Gigantic Roof-Top Deck surrounded with glass wind break paneling and Panoramic Palos Verdes to Malibu Ocean and Sunset Views. The property is well located steps from Downtown Hermosa Beach, near Restaurants, Shopping, The Oceanfront, Jogging Trails and Entertainment for Active Adults. It is also in proximity to several shopping malls, movie theaters, freeways, the airport and the Beach Bike Path which runs for many miles reaching to over seven beach cities and two marinas.

Square Footage: 3,750 sq. ft. (buyer to verify)

Lot Size: 4,020 Sq. Ft 45' X 90'

Bedrooms/Baths: 5 Bedrooms, 5 Bathrooms

Exterior Features:

- Gigantic roof deck with panoramic ocean views
- Smooth stucco finish to house and walls
- Custom black stucco roof line trim
- Vinyl UV resistant fencing
- Ring motion sensor doorbell camera system – Wi-Fi controlled
- Horizontal stacked stone facia – Borel carbon fiber
- Large garage with glass panel garage door, epoxy floor and exterior parking
- Custom metal railings
- Recessed lighting
- Two balconies with views
- Custom contemporary iron door
- Custom Schlage hardware
- Anderson windows
- Huge 600' Roof-Top Deck with Panoramic Palos Verdes to Malibu Ocean Views
- Front yard with smooth stucco and metal rail wall and terraced landscaping
- Wiring system cat-6 prewired for smart home cloud control
- Top quality Viking stainless steel appliances and fixtures

Interior Features:

- High capacity Navien recirculating instant hot tankless water heating system
- Custom chandeliers and light fixtures
- Recessed can lighting in every area of the home - 5000 kelvin daylight
- Horizontal planked shiplap siding
- Large casing and molding throughout
- Custom metal railings
- Custom doors with stacked glass panels
- Custom faucets and fixtures throughout – Moen & Kohler ceramic cartridge
- White French Oak style planked floors throughout



Jonathan Coleman
jonathancoleman1@aol.com
310.991.0929

Ground Level:

Entry:

- Custom iron double door
- Spacious, open and bright entry with 18' ceilings
- Contemporary chandelier
- Custom black railings
- Large bright landscape window

Great Room:

- Living Room/Family Room/Dining Combination:
- Large dining room
- Large gourmet entertainment kitchen adjoins the great room
- Family room bar with a stone countertop and abundant storage
- Wide horizontal fireplace with side seating, cabinets and shelving
- Wall of sliding doors leading to rear yard area

Kitchen:

- Central Island with custom built cabinets
- Thick Slab Carrara Caesarstone counter surfaces - approx. 30 linear feet
- Viking 36" six burner range
- Viking 36" convection stove
- Viking convection microwave
- Viking range hood
- Viking dishwasher
- Viking 48" refrigerator
- Viking stainless farm sink
- Giagni Fresco commercial grade faucet
- Custom-built solid maple cabinets
- Self-closing drawers & cabinet doors
- Horizontal tile backsplashes
- Lightopia fixtures

Dining Room:

- Large space to accommodate a huge dining suite
- Custom lighting
- Surrounded by windows and flooded with light

Bedroom #1:

- Can lighting
- Large closet with built-ins
- Glass panel sliding closet door
- Large windows

Full Guest Bath #1:

- Porcelain marble patterned floors
- Porcelain marble patterned bath wall tile
- Full bath/shower with recessed shelf
- Seamless glass enclosure
- Large vanity with self-closing drawers and cabinet doors
- Thick Slab Misty White Carrara Caesarstone counter surface
- Moen or Kohler fixtures

Garage:

- Large 2-car garage
- Custom stacked glass panel door
- Upgraded side motor Wi-Fi opener
- Motion sensor lighting
- Epoxy coated floor
- Wide 2-car driveway apron and adjacent street parking

Upper Level:

Bar/Den/Game Room:

- Large entertaining bar
- Abundant storage with self-closing drawers and cabinet doors
- Thick Slab Misty White Carrara Caesarstone counter surface
- 2 Insignia refrigerated double door wine cellars
- Horizontal planked shiplap siding
- Custom lighting
- 2 large siding doors open to ocean view balcony & stairway to huge roof deck

Master Bedroom:

- Spacious and bright room will accommodate a large bedroom suite
- Ocean views
- Surrounded by windows
- Large slider to view balcony
- Custom light fixture
- Large casing and molding

Master Bath & Closet:

- Large Jacuzzi tub
- Shower with custom tile and glass trim accents
- Seamless glass enclosure
- Porcelain marble patterned wall and floor tile
- Dual sink vanity
- Self-closing drawers and cabinet doors
- Thick Slab Misty White Carrara Caesarstone counter surface
- Moen or Kohler fixtures
- Custom lighting
- Pebble stone shower floor
- Horizontal planked shiplap walls
- Large closet with abundant shelving
- Glass panel door
- Closet vanity with dresser and abundant storage

Master Bdrm #2 & Bath:

- Large and bright room
- Ocean view
- Surrounded by windows
- Large slider to view balcony
- Custom light fixture
- Large casing and molding
- Shower with pebble stone floor and recessed shelf
- Moen or Kohler fixtures
- Seamless glass enclosure
- Sink vanity with thick slab Carrara Caesarstone counter surface
- Self-closing drawers and cabinet doors
- Large closet with built-ins
- Glass panel sliding closet door
- Recessed lighting

Bedroom #4:

- Can lighting
- Large closet with built-ins
- glass panel sliding closet door
- Large windows
- Large casing and molding

Bedroom #5:

- Can lighting
- Large closet with built-ins
- glass panel sliding closet door
- Large windows
- Large casing and molding

Bathroom #4:

- Porcelain marble patterned floors
- Porcelain marble patterned bath wall tile
- Full bath/shower with recessed shelf
- Seamless glass enclosure
- Large vanity with self-closing drawers and cabinet doors
- Thick Slab Misty White Carrara Caesarstone counter surfaces
- Moen or Kohler fixtures

Laundry Room:

- Washer and dryer hookups
- Large room
- Glass panel door

Roof Deck:

- Gigantic 600' Roof-Top Deck
- Panoramic Palos Verdes to Malibu Ocean and Sunset Views
- Surrounded with glass wind break paneling in stainless steel frames
- Black rails and stucco accents
- Recessed lighting on stairs and walls
- Water and gas hook-ups
- Stainless barbecue cooking center

www.8229thStreet.com

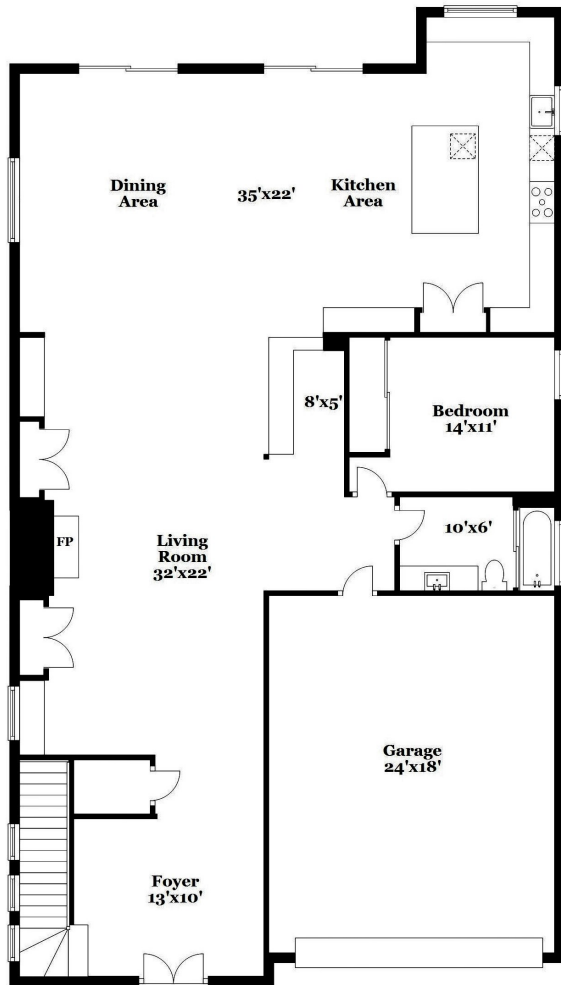
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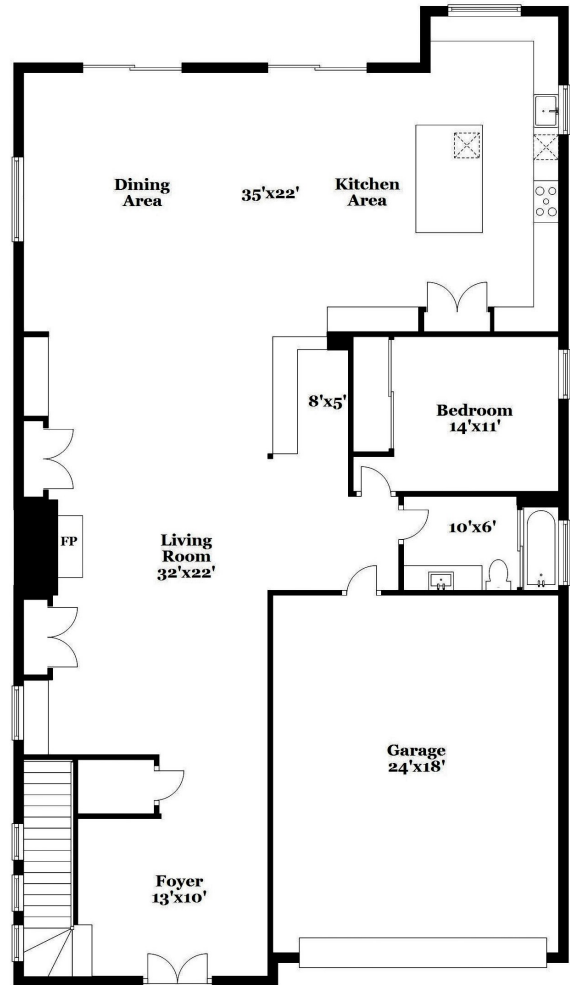
Jonathan Coleman
jonathancoleman1@aol.com
310.991.0929
State Lic. #00808758

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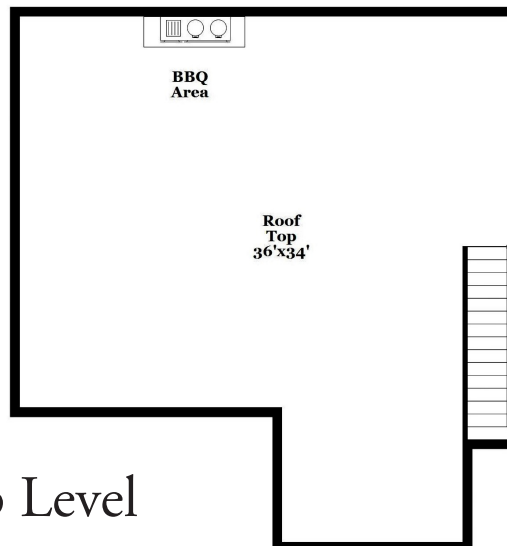
Floor Plan for
822 9th Street Hermosa Beach
(Drawn not to scale)



Lower Level



Upper Level



Rooftop Level

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