

PREMIERE ESTATES

GLOBAL • BESPOKE • MARKETING

Westside Traditional at the Beach



3D INTERIOR
WALK-THROUGH



1657 GATES AVENUE

MANHATTAN BEACH, CA 90266

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Upon entering the front door, you walk into a large and bright foyer and are immediately impressed with the 25ft high tung and groove wood pitched ceiling with exposed beam. The subtle wide plank grey oak flooring throughout the house on all levels is so elegant yet easy to use and durable.

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As you look to your left from the foyer, the view of the formal dining room, family room and kitchen show such a large yet comfortable living area.

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On your way to the family room is the guest bedroom/office with connecting guest bathroom. Large closets make this a perfect dual purpose room. The large bathroom has an oversized shower filled with beautiful Italian tile. This bathroom has subtle paint tones with brass wall sconces above a custom style vanity which looks like a piece of furniture. The tung and groove pitched wood ceiling gives the room a large open feeling.

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Walking into the large family room, looking up you see 25ft high pitched tung and groove wood ceiling throughout. The central focus is a fireplace and shaker style cabinetry with custom wood countertops. The subtle beach hues create a warm and inviting living space.

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The large formal dining room with easy access to the kitchen has a contemporary brass light hanging from the tung and groove wood ceiling.

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The very large kitchen mixes the contemporary feel of today's \$10 million estates incorporating elegant granite countertops against cool tone tile backsplash. The center island seats 4 for easy fast meals and is 12ft long. The island acts as a second prep area as it has a large farm sink, brass faucet and microwave.

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The custom elegant custom stainless and brass curved hood is the centerpiece of the kitchen, The custom brass traditional chandelier extend the look for all the brass finishes. So much wall and under counter cabinetry for you gourmet cooks.

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The gourmet European double oven, double refrigerator and freezer make for a chefs grade cooking environment. Waterworks fixtures used where noted and the upscale brass fixtures provide the most contemporary design.

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Adjacent to the kitchen and through the custom wood sliding doors is the outside dining/bbq and entertaining area. Tall trees create a secluded and inviting outdoor space. It's a blank canvas for you to improve for your own use.

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The master bedroom on the ground floor is extremely large with bright natural light filtering in. Stylish lights including bedside wall sconces give the bedroom an elegant feeling. Step into the en suite hallway which leads to his and her walk-in closets outfitted with so much shelving and hanging space.

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Large his and her walk-in closets.

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Continuing into the elegant Master bathroom with herringbone pattern marble floors, soft and colorful granite tops his and her vanity with center drop down vanity for "her". Extra large walk-in shower big enough for 5 people is detailed with a beachy yet elegant granite and tile, rainhead and large sitting bench. The standalone bathing tub allows for peace and quiet relaxation in this master bathroom suite.

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The first very large upstairs bedroom is large enough for 2 beds, and has beautiful pitched tongue and groove wood ceiling and exposed beam. The soft color palette extends into the full bathroom with shower/tub combination, exposed tongue and groove wood pitched ceiling and large vanity with elegant stone finish. The laundry room is perfectly situated in between both bedrooms.

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The second upstairs bedroom is quite large and boasts a dormer window with a sitting bench for reading and relaxing and views of Los Angeles. The walk in closet is 3 times the size of a standard kids bedroom.

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The bathroom has pretty stone flooring leading into the large walk-in shower which has stylish soothing tile and a large rain head. The custom vanity looks like furniture with hues of blue with stone countertop.

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Large Lower level multifunction space with full bathroom. The potential uses for the space could be entertaining room, media room, playroom, study room, wine room or bedroom. The main room has a fireplace, fully enclosed music room and wired recording studio. The entire space is wired with over a dozen speaker outlets, microphone inputs and assorted studio level inputs.

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This enclosed music studio is perfect for any musician or producing podcasts from their home.

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The built in wine showcase has capacity for 100+ bottle of your favorite vintage. Built in bar and refrigerator are ideal for wine tastings. Built in desk with stone finish creates a perfect study area for work or kids.

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PROPERTY DETAILS

BEDROOMS 4

BATHROOMS 5

LEVELS 3

EXTERIOR AND LOT FEATURES Completely renovated, renewed and remodeled in 2021

SINGLE FAMILY

4,197 SQFT LIVING SPACE

7,500 SQFT LOT

FEATURES

2 outdoor entertaining and lifestyle areas

3 car garage

2 fireplaces

Dual Air conditioning

master bedroom on Ground Floor

2 bedrooms and 2 bathrooms on 3rd level

Lower level has a full bathroom and could be a large bedroom suite

Laundry room on 3rd level

LISTING PRICE \$3,150,000



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