



Liz Gallucci Bird
Real Estate Agent

2501 N. Sepulveda Blvd
Manhattan Beach, CA 90266
t 310 975 4760
liz.bird@vistasir.com
lizbirdfinehomes.com

Unmatched Cape Cod-Inspired Luxury: 2604 Huntington Lane, B

- Custom-Designed & Built by the Owners in 2015
Joseph Spierer Architects and Ben Archer Construction
- Custom-Designed, High-End Landscaping of Entire Lot
Maintained by HOA for enjoyment of both owners, including Unit B's private backyard and patio.
- High-End HVAC Dual-Zoned Heating & AC with Nest Thermostats
Control on your phone, set different temperatures on each floor, program for certain temperatures at any time of day.
- 5th Bedroom downstairs
- Solar Panels (fully paid for) for Energy Efficiency
- Oversized Front Door, French Doors, Casement Windows & Skylights
- Crown Molding & Baseboards, Extra-Deep Window Sills, Vaulted & White Oak Beam Ceiling Accents
- Window Treatments Throughout – Many Custom
- Wall Paper in Powder Room and Back Entry
- Tons of Storage: *Pantry Closet, Walk-In Linen/Hobby Closet, Elevated Garage Racks*
- No Shared Living Walls - Attached at Garage and Outdoor Balcony
- Other Safety Items:
 - Foundation is Bolted, meets current Earthquake safety requirements
 - Fire Sprinkler System with Hardwired Smoke Detectors
 - Fire-Resistant Asphalt-Composition Shingle 20-year Roof (Installed 2015)

For complete details: <http://2604huntingtonb.com/>