

Agent Showing Notes + Property Opportunity Overview

2700 Elm Avenue | Manhattan Beach

Showing Notes

- The home directly behind this one is also for sale, off market at \$2,299,000 in similar condition, offers a RARE opportunity to command this entire side of the block
- 2700 Elm was originally built in 1955/ Fully remodeled from the studs up in 2011. All permits met 2011 code requirements. 220V in garage with one outlet.
- Single level layout with no interior steps, minor exterior steps could convert to ramps easily.
- All major systems of the home, electrical, plumbing, heating, roof, windows, doors date to 2011.
- Vaulted ceilings in main living area create strong natural light and volume
- Primary suite opens directly to backyard
- SEPARATE door to backyard keeps people from going through primary suite.
- You have a dedicated powder room, a jack and jill, and a primary suite; powder room keeps guests from going through your bedrooms
- Yard areas are low maintenance with turf and drip irrigation in planted areas
- Detached structure in rear yard offers flexible use, including storage, workspace, or studio potential (unpermitted – no value assigned).
- Property sits elevated above neighboring homes to the south and southwest, providing increased separation from neighbors and enhanced natural light throughout the home and yard
- Established neighborhood setting with convenient access to Manhattan Beach amenities
- New construction and remodels occurring nearby (protects value)
- It has a huge attic and you are welcome to pull it down to look; light switch is on floor to the right at top; the furnace and tankless water heater are in the attic.
- All interior cabinets are custom built for the home by Coastal Cabinets; the custom wood trim and casings were all joined by hand for a seamless finish.
- Fireplace is wood-burning, however gas line is available and capable of converting to gas;
- Last inspected and cleaned by O’Kell’s in 2023. New spark arrestor in 2023.

Positioning This Property for Your Buyers

This is not just a move-in ready home. It is a long-term planning opportunity.

Set on a full 40 x 112 lot, this property allows buyers to think beyond today’s use and into future flexibility.

Future Flexibility | SB9 Urban Lot Split Potential

Under California's SB9 guidelines, this property may offer the ability to create an urban lot split, subject to buyer verification and city approval.

What this means for your buyers:

- The potential to create multiple living structures on the property
- The ability to incorporate ADU or duplex-style configurations

Help your buyers plan a pathway for **intergenerational ownership in a high-barrier market**

Phase 1: Move-In Ready Living

Purchase and enjoy the existing home as a primary residence on a full 40 x 112 lot.

Phase 2: Plan + Build

At a later stage, pursue an SB9 urban lot split. Rebuild the primary unit and then construct a second unit that can be more substantial and functional than a traditional ADU.

In Phase 2, the secondary structure could serve as:

- A private residence for extended family
- A long-term rental for income stability
- A dedicated workspace or studio
- A guest house or flexible living environment

Phase 3: Transition + Legacy Planning

As homeowners approach a lifestyle shift or retirement, they may choose to:

- Downsize into the newly built secondary unit
- Retain proximity while reducing living space
- Transfer or deed the primary residence to the next generation

Alternatively, the structure can be reversed depending on family needs and financial strategy. This cycle could also trend and carry forward to the following generation.

Custom Home Buyer / End-User Vision

For buyers considering a future custom build, this property presents a rare positioning opportunity that extends beyond a single lot.

The adjacent property at 2701 Oak may present a potential assemblage opportunity, creating the possibility of two lots back to back. Buyers are advised to verify all details independently.

If assembled, a future configuration could allow for:

- A primary residence on one lot
- A detached ADU or “pool house” on the second
- A pool and outdoor living space positioned between or alongside the structures

This type of layout introduces a level of separation and flexibility that is difficult to achieve on a standard single lot.

The site also lends itself to a strong design orientation:

- Front entry positioned along Oak Avenue
- Rear living spaces oriented to capture southwestern exposure
- Natural light moving through both interior and exterior spaces throughout the day
- Increased privacy created by the property’s elevation relative to neighboring homes

For buyers thinking long term, this creates the opportunity to design a home that fully leverages lot configuration, light, and multi-structure living.

Note to Agents

A zoning and development analysis prepared by Srour & Associates is included in the MLS supplements. Agents are encouraged to review this report with their clients for additional context regarding potential lot split, SB9, and development scenarios.

The potential assemblage with the adjacent property at 2701 Oak, as well as any lot split, ADU, or redevelopment scenarios, are not guaranteed. Buyers and their agents should perform all due diligence independently and verify all information with the City of Manhattan Beach and appropriate professionals.