

2700 Elm Avenue, Manhattan Beach

Seller supplement to the TDS and SPQ dated 3/25/26 – updated 4/6/26

SPQ Section 5:

Owners purchased the property in 2010. Remodeled in 2011 employing respected local trades, such as SP Beagle Plumbing and Schefers Electrical. We took occupancy in 2012.

The home was taken to studs and floorboards and effectively rebuilt-to-code in 2011. Everything was permitted and passed and finalized in 2011, with the exception of the shed in the backyard and playhouse in the side yard. All systems, including roof, were new-to-code in 2011.

SPQ 12A: The parking easement belongs to the city; owners can use any available street parking.

SPQ 13B: Sprinklers are on drip throughout the planted yard areas. A drip system is intended to saturate the soil. Sprinklers do not cover synthetic grass areas.

SPQ 17G(ii): The palm tree is protected by local ordinance and cannot be removed without permission from the city.

SPQ 19A & B and/or TDS Section A

Fireplace was inspected and serviced by O’Kell’s in 2023. There is a gas line available to convert to a gas fireplace, however, we have only used it as a wood-burning fireplace. A new spark arrestor was installed in 2023.

The living room ceiling was initially wired for future speakers (4). A future electrician can trace them to the West wall and a new owner can install a system if desired.

The electrical was pre-planned for any possible future undergrounding in the Tree Section. A conduit runs underground from the box to the street for ease of connection.

Tankless water heater and furnace are located in the attic.

There is a crawlspace under the house for any necessary sub-floor access.

The gas BBQ is “hard wired” to a natural gas line.

The decking is authentic Trex decking.

We are related to the owners next door at 2701 Oak Ave. and they are currently under contract with a buyer who has indicated they intend to develop the property.

We authorized a lot study to be prepared by Srour & Associates; the lot study is included in the disclosure packet.

The dishwasher is approx. 2 months new.