

# 814 Pacific Avenue, Manhattan Beach



CASKEY & CASKEY  
AND ASSOCIATES  
FINER HOME SPECIALISTS

AGENT INFO SHEET





## The Estate House

Reminiscent of the mid-afternoon sun dancing off calm coastal waters, distressed silver-leaf wall treatments, capiz shell and mother-of-pearl accents glimmer at various places throughout the home capturing that light making it part of the daily living environment.

Weathered ceiling beams and posts found throughout the property bring to mind quietly moored driftwood, while natural stone detailing evokes sea washed rocks along the shore.

Much of the natural wood and stone found throughout the home has been purposefully reclaimed from the owner's private ranch property located along the Central Coast region of California.

Those with an eye for architecture will appreciate the Colonial Revival influences brought forth into this 20th century tribute to an early American heritage estate. An impressive colonial door surround, multi-pane windows, and a commanding dormer on a symmetrical façade all suggest a strong historic precedent.

Functional and honest, the estate house presents a keen blend of design and materials, such as the purposefully reclaimed rough-hewn wood and stone detail with complementing hints of light and fluid spaces, evoking a balance in the elements of land and sea.

The expansive master suite boasts dramatically high, vaulted ceilings exquisitely finished with crisp, white bead board set against open beams. A large built-in bench area is the perfect place to hide-away with a favorite book while enjoying the natural morning sunlight. The walk-in master closet showcases a brand new custom organizing system.

A brand new stand alone soaking tub with floor mounted filler and hand-held shower head stand ready to offer the ultimate in relaxation and rejuvenation. An oversized walk-in shower has both an overhead rain fixture and a seating area.

This shared bathroom space is a subtle blend of both the masculine and feminine with soft, delicate touches of light balanced against sturdy stone and warm wood detailing. A pleasantly neutral design palate is brought to life by subtle touches of capiz shell and mother of pearl accents.





# The Cottage/Enclave

The appeal of The Cottage at 814 Pacific Avenue is not limited to its style and charm. It offers guests a home of their own with all of the amenities required to enjoy a carefree and memorable visit.

This modern coastal cottage does everything right; from the cozy, yet open floor-plan, to the darling bump-out dormers, to the fresh lines of the shiplap ceilings, to the crisp, white vintage themed appliances.

The subterranean enclave steps into a world of its own. A warm and inviting environment that allows you to literally step away from daily routines and enter a space where you can retreat from it all while recharging your energy and focusing on what matters . . . yourself, your family and your friends.

A temperature controlled wine cellar with two rooms is showcased behind a full service bar area that steps down into an executive workout room with half bath or to the full sized pool hall that leads to the library/social hall.

These halls can easily be converted to separated areas by way of panel door room dividers.



## The Grounds

Tall swaying trees, lush green grass, cool summer breezes, a swinging hammock, a ray of sunshine in that perfect reading nook, a conversation around an evening fire . . . all the places the mind goes to when it is ready to reflect on the small things that make life enjoyable; this is the property that was designed to take you there without having to cross the continent.

- Nearly ½ acre of prime Manhattan Beach Hill Section property
- Offering ocean views from many vantage points
- Covered cabana area
- Saline Pool & Spa
- Automated disappearing pool and spa covers
- Full sport court with dual basketball hoops
- Two outdoor kitchens
- Relaxing hammock under pergola
- Conversation area with fire feature
- Outdoor dining area
- Expansive, private lawns



# 814 Pacific Avenue, Manhattan Beach

## The Estate House

## The Cottage

## The Grounds

5 bedrooms	1 bedroom, 1 bathroom guest cottage	Over ½ acre of prime Manhattan Beach Hill
4.5 bathrooms	Appx. 3,100 sf	Section property *
Appx. 7,500 sf residence	Kitchen	Offering ocean views from many vantage
Over ½ acre corner lot [23,212 sf, per tax records; buyer to verify]	Ocean view living room and deck	points
Wine Cellar		Covered cabana area
Finished basement level		Saline Pool & Spa
Gym/Workout Studio area	<b>The Enclave</b>	Automated disappearing pool and spa covers
Game room/Media room area		Full sport court with dual basketball hoops
Upper family room with ocean views		Two outdoor kitchens
Lower family room	Subterranean level "Man Cave"	Relaxing hammock under pergola
Formal dining room	Pool Hall	Conversation area with fire feature
Formal living room	Library/Social Room	Outdoor dining area
Ocean View Office/Den	Wine cellar and full bar	Expansive private lawn
Ocean view observation deck	Workout Studio	
Bonus Room	Executive half bath	
Mud Room		

\* [23,212 sf, per tax records; buyer to verify]

Offered at

**\$22,500,000**



For a comprehensive video tour, expanded 60 page digital brochure, and photo galleries, please visit:



[www.814PacificAve.com](http://www.814PacificAve.com)



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