

440 31ST STREET *Manhattan Beach*



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COOL CONTEMPORARY

Entertainer's Beach Home

**JUST FOUR BLOCKS UP
FROM THE STRAND!**

This 5-bedroom, 4-bath newly remodeled beach gem sits on a cul-de-sac street in Manhattan Beach's prized sand section, less than a block from Sand Dune Park and walkable to Grand View Elementary. Enter through glass doors into a light and bright living room with 13-foot high ceilings, wood burning fireplace, front office, open concept dining room with a full custom bar, and chef's kitchen. The recently-renovated gourmet kitchen will inspire your inner chef with its white oak cabinetry, quartz countertops, and stainless steel Thermador and Subzero appliances. Natural maple hardwood sweeps across the entire home with skylights letting in lots of natural light leading the way to the first level bedroom with private entrance and ensuite bathroom. Three additional bedrooms and two baths are located on the second level as well as a media room with a full home theatre system with 13 ft. screen, JVC projector and acoustic speakers, and a sun porch off the front of the home. On the third level lies the Primary Suite complete with a 300 SF office, an expanded walk-in closet, a spacious bathroom with a custom-built rain shower and numerous skylights. This top floor suite has a 12 ft. retractable glass door that leads out to the 400 SF deck complete with a wet bar, fire feature and sweeping ocean views - this is an entertainer's ultimate dream home! Close proximity to all the amenities that Manhattan Beach offers, plus award winning schools and so much more!



Overview -

- Located on a cul-de-sac, less than a block from Sand Dune Park and Grandview elementary
- Fully remodeled interior and exterior in 2020
- Immense natural light, skylights, Marvin insulated windows with electric powered shades
- Natural maple hardwood flooring throughout the house
- New siding on South, West, and North exterior walls
- Exterior and interior of home repainted
- Custom network wiring throughout home
- Replaced all interior doors with solid natural wood
- New pipes, electrical, sheet rock, roof with 30 year warranty, updated LED light fixtures, replaced termite damage structure

Third Level -

- Air conditioned primary bedroom on the third level with custom installation 12 foot multi-paneled folding glass door which allows for access to the spacious outdoor deck
- Office/Nursery off of primary bedroom - 300 SF enclosed room with custom cabinets with quartz countertop and electric powered shades
- 400 SF deck on top level with sweeping views of the Pacific Ocean and sunsets
- Natural stone countertops and custom teak cabinet outdoor bar with wet bar, sink, ice maker, dishwasher and refrigerator - deck is plumbed for grill and gas fire pit
- Electrical retractable awning and lighting with ceramic tile decking and custom tempered glass guardrail with wood cap rail
- Primary walk-in closet with solid walnut custom closet system
- Primary bathroom with custom built solid walnut cabinets, vanity with copa stone countertop, custom design spacious tile shower with 8 feet by 4 feet skylight, heated floors and towel rack, Toto heated toilet with wash and dry features

Second Level -

- Marvin sliding glass doors off second level media room and to sun porch
- Media Room with raised ceiling height - full home theatre system with 13 foot screen, JVC projector, and Origin acoustic speakers
- Bedroom 2 with custom built white oak closet and drawers & ensuite bath
- Laundry room, hallway closet
- Bedroom 3&4 share a hallway bathroom

First Level -

- Front office wired for air conditioning unit
- Painted grandfathered wood burning fireplace
- Modern chic glass balustrade with solid walnut handrail and treads - new skylight
- Kitchen: custom built island with 48 in 6 burner with griddle gas range top, steam oven, vegetable prep sink with disposal and filtered cold water, professional grade range hood
- Upgraded stainless steel Thermador and SubZero appliances, including double oven and separate warming drawer
- Custom built white oak cabinetry and quartz countertops
- Bar with rustic wood back wall and glass shelves - bar includes Thermador wine fridge, ice maker, mini fridge, and bar dishwasher
- Dining area with raised ceiling height & Origin Acoustics 3-way adjustable speakers
- Bedroom 5 with private entrance and ensuite bathroom

see more:

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