

432 9th St., Manhattan Beach, CA 90266

- 2,874 sf home, 2,686 sf lot, completely remodeled
- 3 beds + den, 3.5 baths, South Manhattan Beach flat walk street location
- Central Air Conditioning
- Sophisticated reverse osmosis system in kitchen
- Central water softener
- Built-in speakers throughout
- Home security system controlled by mobile apps
- Outdoor beach shower
- All bedrooms on upper level
- Laundry on upper level
- 15 shelf temperature controlled wine cabinet
- Outdoor living/dining area with built-in bench seating

Quintessential coastal elegance ideally located on a flat walk-street, just steps from downtown Manhattan Beach! A charming dutch door entry and french doors in the living room instantly invite the front yard space into the home, capturing the sought after indoor/outdoor transitional living experience that is so desired in the south Manhattan Beach Sand Section.

This luxury residence has been completely remodeled to capture all the fine points of refined coastal living from the crisp, white wainscoting and ship lap ceiling woodwork, a soothing, neutral interior color palate, rich wood floors, linen wall paper accents, sea glass colored tiles, and polished hardware detailing throughout. Bleached colors underscore the shoreline setting without resorting to typical beach house clichés. An array of defined mullion, awning, and double sash windows expertly complete the intended coastal theme while also acting as independent design elements.

The formal living room moves effortlessly from the large front yard patio area to the interior, making for great entertaining. A sun-drenched living room, dining area, kitchen and family room are all seamlessly connected keeping everyone engaged yet separated by defined spaces. The custom chef's kitchen features high end Viking appliances, including a convenient warming drawer set into the center island. A thoughtfully planned breakfast bar adjoins the family room. Custom built-ins provide added storage and organization and a buffet with beverage refrigerator is close at hand.

The family room opens by way of a large pass-through window to a private outdoor patio which features a custom outdoor kitchen and an outdoor dining nook complete with bench seating and built-in storage drawers. Partially covered by an open beam patio cover that let's the perfect amount of sunlight and shade compliment the area. A patio heater and outdoor speakers complete this exceptional outdoor living area.

All bedrooms are found on the upper level of this residence, keeping the day-to-day living clutter separated from the formal entertaining areas on the main level. The laundry area is conveniently located on the same level and features a built in folding station. The master bedroom invites the

morning light which is enhanced by vaulted ceilings and a perfectly placed octagonal window that pulls attention upwards to emphasize the spaciousness and character of the room. The sophisticated master bath is highlighted by soft natural light drawn in from an over-shower skylight. A soaking tub floats independent of the elegant walk-in shower with seating bench. Dual vanities feature his and hers vanity storage solutions, keeping the counter area clean undistracted by toiletries.

Two additional bedrooms and a sunny, upper level den are also found on the second floor. A full bath has dual sinks and a separate walk-in shower and tub, accented by a designer selection of tile and counter tops that reflect the nearby sands of the beach. A bedroom suite centers around a custom finished day bed and continues on to a private study nook and then to the recently added full en suite bath. This bedroom suite and the nearby den are connected by way of a private sundeck.

Functionally planned storage cabinets, a slat-wall for hanging organization, a custom shoe cubby, a 15 shelf temperature controlled wine cabinet, and an epoxy sealed floor all finish out the attached, direct access garage.

Located just a short walk to the community activity found in Downtown Manhattan Beach, and a few short minutes to the beach, this home offers everything on the savvy buyer's "must have" list.

- Buyer to verify all information at buyer's discretion

EXCLUSIONS FROM SALE

Items to be excluded from sale: Light fixture in alley bedroom, light fixture above stairs, curtains in living room, chandelier in master bedroom.

INCLUDED WITH SALE

All TVs and stereo equipment, speakers