

304 N. Ardmore Ave., Manhattan Beach, CA 90266

Expanded description + property details

A 6,300 sf luxury home + pool + yard + 4 car garage in the South Manhattan Sand Section . . . Well, almost.

This property lives like a Sand Section home enjoying close proximity to the greenbelt, Downtown, the beach and Robinson elementary school while taking advantage of abundant square footage and large yards found in the Hill Section. Just one block east of the Sand Section, this newly constructed luxury residence overlooks the natural setting of the greenbelt while providing a rare, open feeling with no direct neighbors to the West.

Set high and back off of the street, the entryway opens to a grand, formal living room and then steps up to a more casual family gathering space at the center of the bedroom suites. This main living level opens wide to the large, private yard beyond with seamless access to the pool and spa. The private master suite enjoys views of the natural environment along the greenbelt below. A walk-in closet sits opposite the luxurious master bath. 3 additional bedrooms are also located on the main entry level.

The upper level offers an engaging open floor-plan with the state-of-the-art gourmet kitchen at the heart of daily activity.

A wrap-around terrace steps right down to the tranquil yard and pool below. The area at the bottom of the stairway is plumbed for an outdoor kitchen. Each floor-to-ceiling stone fireplace is pre-wired to mount flat-screen televisions.

Multiple sets of panoramic doors open wide to draw the natural ocean breezes through and to extend the living areas into the outdoor spaces. Enjoy expansive, un-blockable panoramic views of the horizon, including a glimpse of the ocean. Entertaining is made easy by stepping effortlessly from the kitchen through to the dining area while staying connected to the casual spaces beyond.

Take the 3-stop elevator to the lower level where a billiards room, wet-bar and media room are found surrounding an open great room that lends itself to multiple uses: a home fitness center, gaming/play area for younger members of the household, or lower level family room. The wet-bar/kitchenette area has a dishwasher drawer, ice maker and mini-fridge, making it easy to stock the entertaining area without multiple visits to the main kitchen. A bonus room is ready to design a custom wine-cellar to suit any private collection. A private guest suite is also located on the basement level along with the laundry room and direct access to the 3 car garage.

All that is found within this world-class sophisticated architectural home is the result of an expert collaboration between architect Louie Tomaro and developer Patrick Kealy. From statement design to Hop onto the walk-path and enjoy a stroll Downtown, where the community gathers to enjoy boutique shopping, fine dining and year-round neighborhood events. This is the “park-and-walk” lifestyle enjoyed by Sand Section homeowners, combined with coveted privacy and estate-style living found in the desirable Hill Section.

DETAILS:

- 5 bedrooms, 4 full bathrooms, 2 powder rooms
- Bonus home office
- Appx. 6,342 SF, 7,095 SF lot
- Brand new construction
- Horizon views with ocean peek from upper level
- Greenbelt & city lights views
- Private yard with pool & spa
- Drought responsible low maintenance landscaping
- Upper level deck with direct yard access
- Outdoor fireplace
- Open concept entertaining areas
- Premium Wolf, SubZero and Bosch kitchen appliances
- Built-in Wolf espresso maker
- Natural stone countertops: Rocas Azul, Seagrass, Torreon, Meteropolis Dark quartz, and Lyskamm white quartz
- Game room with fully stocked wet bar
- Dishwasher, mini-fridge, & ice-maker in wet bar
- Central air conditioning
- Three-stop elevator
- Central vacuum system
- Water filtration system in kitchen
- Wired & ready for home theater/media room
- Plumbed for outdoor kitchen & custom wine cellar
- Wired for custom home automation
- 4 car garage
- Pre-installed 220V EV charging plug
- Walk to Downtown Manhattan Beach