

# 2415 Manhattan Avenue, Manhattan Beach

## Incredible Entertainment Home Like No Other

### First Floor

- Entertainment game room lined with custom split-bark wall covering and side table
- TV lounge with 4 wall mounted TV's custom cabinetry, linear fireplace with grey limestone hearth
- Bar with double beer taps, temperature controlled 600 + bottle glass wall, walk-in wine room, custom cabinetry, Caesarstone sleek concrete countertop, prep sink, drawer dishwasher, under counter beverage refrigerator with ice dispenser.
- Expansive walkout deck with Fleetwood disappearing pocket sliding doors, foot wash station, built-in-BBQ, built in gas firepit and lounge area, and raised ocean view observation sitting area
- Built-in bar table with seating accommodations for 6, with Grey Oak bar tabletop
- Limestone flooring throughout first floor
- Beach room complete with discrete stacked washer and dryer, custom built-in cabinetry, and sitting bench
- Bath with walk-in shower and custom finishes
- Irrigated artificial grass dog run with direct access dog door
- 3 car garage with epoxy floors, built-in custom cabinetry and slat wall rack system

### Second Floor

- Primary Suite:
  - Separate lounging area with wall mounted TV
  - Walk-in closet with custom built-in cabinetry
  - Stunning blown-glass pendant lighting
  - Custom wall covers
- Primary Bath:
  - Heated floors
  - Bianco Polare porcelain slab countertop
  - Switchable privacy glass slider opens to spa patio
  - Pull out vanity seat hidden for superior sleek design
  - Toto toilet with washlet
  - Striking Dornbracht fixtures and linear drains
- 2 En Suite Bedrooms:
  - Ocean view decks
  - Fleetwood sliding doors
  - Custom wall coverings and built-in niches
- Imported oversized porcelain floor tile from Italy throughout
- Diamond Spa stainless steel custom spa and cold therapy plunge with green-living wall and Ipe wood deck surrounds this incredible space
- Laundry room with Bianco Polare porcelain slab countertops and built-in ironing board

## **Third Floor**

- Kitchen:
  - 2 - 36” wide Wolf wall ovens
  - Wolf 5 burner gas cooktop
  - Sub Zero fridge and freezer
  - Full sized dishwasher and pull-out drawer dishwasher
  - Warming drawer
  - Microwave
  - Wolf integrated cappuccino maker and cup warming drawer
  - Hidden over counter drop down TV with remote
  - Custom cabinetry throughout with separate hidden pull-out drawers
  - Bianco Polare Porcelain slab countertop with waterfall edges
  - Caterer’s oversized walk-in pantry (aka “Dirty Kitchen”) complete with Sub Zero fridge/freezer, prep sink, Bianco Polare porcelain slab countertop and built-in custom cabinetry
  - Under counter wine and beverage cooler
  - Center Island counter providing seating for 6 and convenient for entertaining
- Balcony off kitchen with built-in BBQ
- Ocean view office with his and her built-in desks and cabinetry, glass sliding door effortlessly extends onto the south facing ocean view deck
- Linear fireplaces on 3rd floor living area with Grey honed limestone
- Fleetwood corner pocket sliding doors
- Custom concealed storage wall
- Walkout ocean view deck and sitting area seamlessly connecting indoor-outdoor living
- Imported oversized porcelain floor tile from Italy throughout

## **Additional Home Features:**

- Home exterior with striking raked stucco and wood siding
- Custom 3 floor ribbon staircase wrapped in matching grain SanFoot wood veneer
- Electric drop-down pocket shades throughout
- Fleetwood pocket sliding doors
- Crestron fully automated lighting and AV controls and security system
- Life Source water filtration system throughout home
- Remote HVAC system with Air conditioning
- Custom floor to ceiling solid wood doors with Baldwin hardware and recessed concealed door hinges
- T&G level ceilings without soffits
- Elevator 3-stop

## **Home Design and Build Team:**

- Architect: Laney LA Inc, Anthony Laney
- Interior Design: Anita Lang IMI Design Studio
- Builder: Tyler Krikorian