

2415 Manhattan Avenue, Manhattan Beach

Incredible Entertainment Home Like No Other

First Floor

- o Entertainment game room lined with custom split-bark wall covering and side table
- o TV lounge with 4 wall mounted TV's custom cabinetry, linear fireplace with grey limestone hearth
- o Bar with double beer taps, temperature controlled 1,000 bottle glass wall, walk-in wine room, custom cabinetry, Caesarstone sleek concrete countertop, prep sink, drawer dishwasher, under counter beverage refrigerator with ice dispenser.
- o 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
- o Built-in bar table with seating accommodations for 6, with Grey Oak bar tabletop
- o Limestone flooring throughout first floor
- o Beach room complete with discrete stacked washer and dryer, custom built-in cabinetry, and sitting bench
- o Bath with walk-in shower and custom finishes
- o Irrigated artificial grass dog run with direct access dog door
- o 3 car garage with epoxy floors, built-in custom cabinetry and slat wall rack system

Second Floor

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

Third Floor

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

Additional Home Features:

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

Home Design and Build Team:

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