

## Customer Short

**816 The Strand, Manhattan Beach 90266** STATUS: Closed

LIST/CLOSE:

**\$12,850,000/\$11,775,000** ↓

On the Strand - between 8th and 9th Street



BED / BATH: **6/5,0,0,0**  
SQFT(src): **2,807 (A)**  
LOT(src): **3,366/0.0773 (A)**  
PARKING SPACES: **5**  
YEAR BLT(src): **1956 (ASR)**  
SUB TYPE: **SFR (D)**  
DOM / CDOM: **132/132**

SALE TYPE: **STD**  
ML#: **SB18180001**  
B TRACT / MODEL:  
VIEW: **Yes**  
POOL / SPA: No/No  
AREA: **142 - Manhattan Bch Sand**

PRICE PER SQFT: **\$4,194.87**  
ORIGINAL \$: **\$12,850,000**  
COOLING: **None**  
HEATING: **Central**  
STORIES: **Two**  
HOA: **\$0**

LIST DATE: **07/26/18**

CLOSE DATE: **01/09/19**

CONCESSIONS: **\$0**

PURCHASE CONTRACT: **12/05/18** CLOSE PRICE: **\$11,775,000**

TERMS: **Cash, Cash to New Loan, Conventional**

First time on the market! Great opportunity to build your dream home. Prime South-End location of the Manhattan Beach Strand! It does not get any better than this with a picture perfect Manhattan Beach Pier View and proximity to Downtown Manhattan Beach. Charming mid-century 4 bedroom home, plus a separate 2 bed 2 bath income-unit over the garage. Spacious outdoor areas with a quaint courtyard on the side and a fantastic patio situated above the walk path of the Strand. Plenty of parking with a 3-car garage and 2-spots behind the garage. Panoramic White Water & Sand Views from Palos Verdes to Malibu. Enjoy the true Manhattan Beach lifestyle with Ocean Front living, only steps from all the great local Shops, Restaurants, Parks and Award Winning Schools!

CUSTOMER SHORT:Residential ML#: SB18180001

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**2120 The Strand, Hermosa Beach 90254** STATUS: Closed

LIST/CLOSE:

**\$9,950,000/\$9,200,000** ↓

Cross streets: 22nd Street and Beach Drive



BED / BATH: **5/3,2,2,0**  
SQFT(src): **3,658 (D)**  
LOT(src): **2,261/0.0519 (A)**  
PARKING SPACES: **2**  
YEAR BLT(src): **2019 (BLD)**  
SUB TYPE: **SFR (D)**  
DOM / CDOM: **181/181**

SALE TYPE: **STD**  
ML#: **SB19104722**  
B TRACT / MODEL:  
VIEW: **Yes**  
POOL / SPA: No/No  
AREA: **148 - Hermosa Bch Sand**

PRICE PER SQFT: **\$2,515.04**  
ORIGINAL \$: **\$10,200,000**  
COOLING: **Central Air, Dual, Zoned**  
HEATING: **Central, Zoned**  
STORIES: **Three Or More**  
HOA: **\$0**

LIST DATE: **05/09/19**

CLOSE DATE: **12/26/19**

CONCESSIONS: **\$0**

PURCHASE CONTRACT: **11/06/19** CLOSE PRICE: **\$9,200,000**

TERMS: **Cash, Cash to New Loan**

This is the ultimate in beach-front living on one of Southern California's premiere beaches: the prime northern section of Hermosa Beach. Spread over 3,658 sq ft with 5 beds and 5.5 baths, this new construction designed by Luis Murillo, comprises living spaces on multiple floors & a rooftop deck. Whether 2120 The Strand is your full time home or your urban beach escape, outdoor living is the order of the day. The sand & waves outside are your playground. Downtown Hermosa Beach to the south and downtown Manhattan Beach to the north offer you abundant shopping, dining and nightlife. Feast your eyes on sweeping, unobstructed, panoramic ocean views from 5 decks. The beach level hosts the beach room, wet bar, custom high top dining, private patio with built in BBQ, and a surfer shower with changing area. The main level great room has an open kitchen, living room, terrace and 2 car garage. Enjoy the sunset from the master suite, perched high above the sand and host family or friends in any of the other 4 carefully planned bedrooms. Marble details, quartz counters, custom wide-plank hardwood flooring, heated bathroom floors high-end appliances and stunning light fixtures are just some of the luxurious features dripping from every edge of this "California beach bungalow." A home automation system allows control of lighting, A/V system, Sonos audio, HVAC, security, window shades and so much more at the press of a button. Here, you are on permanent vacation.

CUSTOMER SHORT:Residential ML#: SB19104722

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## 3212 The Strand, Manhattan Beach 90266

STATUS: Closed

LIST/CLOSE:

\$8,999,000/\$8,525,000 ↓

West of Manhattan Avenue, take 32nd Place heading west



BED / BATH: 3/1,3,0,0  
SQFT(src): 2,307 (A)  
LOT(src): 3,516/0.0807 (A)  
PARKING SPACES: 2  
YEAR BLT(src): 1940 (ASR)  
SUB TYPE: SFR (D)  
DOM / CDOM: 85/85

SALE TYPE: PBL  
ML#: [SB19138789](#)  
B TRACT / MODEL:  
VIEW: Yes  
POOL / SPA: No/No  
AREA: 142 - Manhattan Bch  
Sand

PRICE PER SQFT: \$3,695.28  
ORIGINAL \$: \$8,999,000  
COOLING: None  
HEATING: Zoned, Gravity  
STORIES: Two  
HOA: \$0

LIST DATE: 06/11/19  
PURCHASE CONTRACT: 09/04/19

CLOSE DATE: 11/15/19  
CLOSE PRICE: \$8,525,000

CONCESSIONS: \$0  
TERMS: Subject To Court

This is a charming Oldie but Goodie! Great Views! Of course, it's in a great location on the Manhattan Beach Strand, away from all of the heavily attended festivities! This particular home, although built in 1940, was a step above at the time, and NOT one of the "California Bungalows". This has a contemporary floor plan with larger rooms than most 1940's homes. The first floor has the Living room and Dining rooms, with great ocean views. Kitchen was "lightly remodeled" within the last few years. 3/4 Bath, and office complete 1st floor. Second floor has spacious Master Suite with ocean view and private viewing/ sunbathing deck, and recently installed walk-in-tub. Another bedroom here also with ocean views. There is a large room with space for 2 bedrooms, with a bathroom in place. Extra added space in the CASITA!, which appears to be almost on the westerly property line, with 3/4 bath. Huge basement...HUGE!! Garage is spacious, and there is room for 2 car side-by-side parking behind the garage! that's unusual! AND, THE VERY SPECIAL "INNER COURTYARD" as you enter! And another INNER COURTYARD between the home and the Casita which easily fits 30-40 people for gatherings. This is a very special home, that has been loved and fully enjoyed! You can make it your own! You could spend a few \$100Ks, and have a very nice charming home.... OR, you could tear it down in a flash! Your choice!

CUSTOMER SHORT:Residential ML#: SB19138789

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## 60 The Strand, Hermosa Beach 90254

STATUS: Closed

LIST/CLOSE:

\$7,999,000/\$7,675,000 ↓

Cross Streets: Beach Dr. & Hermosa Ave



BED / BATH: 4/2,2,1,0  
SQFT(src): 3,575 (D)  
LOT(src): 2,402/0.0551 (A)  
PARKING SPACES: 4  
YEAR BLT(src): 2018 (BLD)  
SUB TYPE: SFR (D)  
DOM / CDOM: 149/504

SALE TYPE: STD  
ML#: [SB18295909](#)  
B TRACT / MODEL:  
VIEW: Yes  
POOL / SPA: No/No  
AREA: 148 - Hermosa Bch Sand

PRICE PER SQFT: \$2,146.85  
ORIGINAL \$: \$9,200,000  
COOLING: Zoned  
HEATING: Zoned, Forced Air  
STORIES: Three Or More  
HOA: \$0

LIST DATE: 01/08/19  
PURCHASE CONTRACT: 06/09/19

CLOSE DATE: 07/23/19  
CLOSE PRICE: \$7,675,000

CONCESSIONS: \$0  
TERMS: Cash to New Loan

There is a perfected sense of balance within this this newly constructed beachfront residence presented by renowned local builder, Kim Komick. A custom blackened stainless steel pivot door is a welcoming focal point that opens wide to the lower level beach room with full wet bar and a media area wired with 5.1 surround sound. The beach room opens to a sunken private patio area and then steps up to a more visible sun deck. A guest room and guest bath are also found with a 3-stop elevator and direct garage access. Follow the floating staircase to the more formal living areas set privately above The Strand. The living room showcases crashing waves, surfing dolphins and passing sailboats with a floor-to-ceiling panoramic door that opens direct to a walk-out deck. This endless view is captured from every vantage point and is the ideal backdrop when entertaining. The custom kitchen offers a high-end Thermador appliance package and the island is finished with dual Neolith waterfall edges. A built-in breakfast area, walk-in pantry, custom wine display and guest bath are also found. The best Strand homes offer thoughtfully planned spaces that allow for enjoyment of both public and private spaces. The main bedrooms are all privately located on the uppermost level. Step up to the private master suite and be greeted by a room filled with views of the ocean. With the beach as an endless playground this home utilizes all of the lifestyle advantages of Sand Section living.

CUSTOMER SHORT:Residential ML#: SB18295909

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**718 THE STRAND, Hermosa Beach 90254** STATUS: **Closed**

LIST/CLOSE:

**\$6,995,000/\$6,363,000** ↓

Cross Street - 7th



BED / BATH: **3/4,0,0,0**  
 SQFT(src): **3,081 (A)**  
 LOT(src): **2,397/0.055 (A)**  
 PARKING SPACES: **2**  
 YEAR BLT(src): **1999**  
 SUB TYPE: **SFR (D)**  
 DOM / CDOM: **104/104**

SALE TYPE: **STD**  
 ML#: **18393866**  
 B TRACT / MODEL:  
 VIEW: **Yes**  
 POOL / SPA: **No/No**  
 AREA: **148 - Hermosa Bch Sand**

PRICE PER SQFT: **\$2,065.24**  
 ORIGINAL \$: **\$6,995,000**  
 COOLING: **Central Air**  
 HEATING: **Central**  
 STORIES:  
 HOA: **\$**

LIST DATE: **10/08/18**CLOSE DATE: **02/26/19**

CONCESSIONS:

PURCHASE CONTRACT: **01/20/19**CLOSE PRICE: **\$6,363,000**

TERMS:

Located on The Strand in picturesque Hermosa Beach, this contemporary three-level home offers the very best of beachside living. The 3000+ sq ft, 3 bed, 4 bath home features sleek concrete, glass, and steel design that enables the home to fill with natural light on every level. An elegant main level offers a large chef's kitchen perfect for hosting large groups. The luxurious top-floor master suite has a fireplace, large walk-in closet, office area, private balcony, and spa-like bathroom with double showers and a steam room. A first level guest bedroom is used as a theatre and provides space for an extended family room. Formal dining and living rooms accompany the large beach level patio that is steps away from the sand. The home is wired for sound and a home theater. Just minutes from the Pier, village shops, and restaurants, this beachfront location has it all.

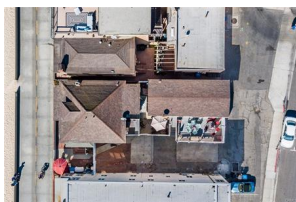
CUSTOMER SHORT: Residential ML#: 18393866

Printed by Ellis Posner, State Lic: 01416970 on 02/26/2022  
2:39:37 PM**44 The Strand, Hermosa Beach 90254** STATUS: **Closed**

LIST/CLOSE:

**\$6,495,000/\$5,600,000** ↓

Hermosa Ave &amp; Beach Drive



BED / BATH: **5/3,0,0,0**  
 SQFT(src): **2,317 (T)**  
 LOT(src): **3,607/0.0828 (A)**  
 PARKING SPACES: **9**  
 YEAR BLT(src): **1907 (EST)**  
 SUB TYPE: **SFR (A)**  
 DOM / CDOM: **147/147**

SALE TYPE: **STD**  
 ML#: **SB19005603**  
 B TRACT / MODEL:  
 VIEW: **Yes**  
 POOL / SPA: **No/No**  
 AREA: **148 - Hermosa Bch Sand**

PRICE PER SQFT: **\$2,416.92**  
 ORIGINAL \$: **\$6,800,000**  
 COOLING: **None**  
 HEATING:  
 STORIES: **Two**  
 HOA: **\$0**

LIST DATE: **01/09/19**CLOSE DATE: **07/08/19**CONCESSIONS: **\$0**PURCHASE CONTRACT: **06/11/19**CLOSE PRICE: **\$5,600,000**TERMS: **Cash, Cash to New Loan, Conventional**

In the year 1906 Hermosa Beach's first election for city officers was held. In 1907 the city received its Charter from the state of California and it was also in this year that 44 Strand came to life. If these walls could speak they would tell the story of seven generations of family who have lived in this home. Its occupants served as city attorney, municipal judge and owner/director of the Sand Castle Pre-School. Though the city landscape around it has a vastly different look, this home still lies directly in front of the boundless Pacific Ocean. The opportunity for a new owner to carry on the legacy of 44 Strand is now available. Nestled between the Hermosa Beach Pier and the Redondo Beach Marina, with 45' of ocean frontage, its distinction and caliber can only be truly appreciated in person. Currently used as rental property, this South Hermosa Beach duplex (zoned R3) offers its new investor a lot & a half upon which to build your dream home, option to build two units or the opportunity to remodel the existing property and manage rentals along The Strand - where units command the highest rental rates in the South Bay.

CUSTOMER SHORT: Residential ML#: SB19005603

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**2522 The Strand, Manhattan Beach  
90266**

STATUS: Closed

LIST/CLOSE:

**\$5,399,000/\$4,500,000** ↓

West on 26th St. for two short blocks from Highland Ave.



BED / BATH: **3/2,1,0,0**  
SQFT(src): **2,660 (A)**  
LOT(src): **3,498/0.0803 (A)**  
PARKING SPACES: **4**  
YEAR BLT(src): **1988 (ASR)**  
SUB TYPE: **TWNHS (A)**  
DOM / CDOM: **19/172**

SALE TYPE: **STD**  
ML#: **SB19094440**  
B TRACT / MODEL:  
VIEW: **Yes**  
POOL / SPA: **No/No**  
AREA: **142 - Manhattan Bch  
Sand**

PRICE PER SQFT: **\$1,691.73**  
ORIGINAL \$: **\$5,499,000**  
COOLING: **Central Air**  
HEATING: **Central, Forced Air,  
Fireplace(s)**  
STORIES: **Two**  
HOA: **\$1000 (ANU)**

LIST DATE: **03/11/19**

CLOSE DATE: **07/25/19**

CONCESSIONS: **\$0**

PURCHASE CONTRACT: **06/28/19**

CLOSE PRICE: **\$4,500,000**

TERMS: **1031 Exchange, Cash,  
Cash To Existing Loan,  
Conventional, Owner May Carry,  
Trust Deed**

**Prime beachfront property! Unique, contemporary, custom-built condo (two unit building) on a top Manhattan Beach Strand corner lot. Just steps to the beach. Great unobstructed ocean and coastline views. Primary living areas are on one level with one BR/bath on lower level. Large bonus room/BR can be reconfigured as extra bedrooms or bedroom/den or opened up to living/dining room and kitchen. Additional room for office or bedroom. Space to install elevator. Direct access from garage into home. 5 available parking spaces plus adjacent free street parking. New paint throughout. New flooring in BRs/LR/DR/Office. High ceilings, skylights, double-pane view windows, glass block walls and other architectural features throughout make this a bright, open, airy and inviting and cheerful home. Enjoy this special property and the Manhattan Beach lifestyle to the fullest!**

CUSTOMER SHORT:Residential ML#: SB19094440

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