

Customer Short

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

LIST/CLOSE:

5th Place and Ocean

\$19,900,000/\$19,200,000 ↓



BED / BATH: **5/2,3,1,0**
SQFT(src): **4,325 (B)**
LOT(src): **3,337/0.0766 (U)**
PARKING SPACES: **4**
YEAR BLT(src): **2021 (BLD)**
SUB TYPE: **SFR (D)**
DOM / CDOM: **153/153**

SALE TYPE: **STD**
ML#: **SB21056858**
B TRACT / MODEL:
VIEW: **Yes**
POOL / SPA: **No/No**
AREA: **142 - Manhattan Bch**
Sand

PRICE PER SQFT: **\$4,439.31**
ORIGINAL \$: **\$19,900,000**
COOLING: **See Remarks**
HEATING: **See Remarks**
STORIES: **Three Or More**
HOA: **\$0**

LIST DATE: **03/18/21**
PURCHASE CONTRACT: **08/18/21**

CLOSE DATE: **10/15/21**
CLOSE PRICE: **\$19,200,000**

CONCESSIONS: **\$0**
TERMS: **Submit**

Modern luxury meets cutting edge architecture and exquisite quality at Manhattan Beach's most coveted "Center of the Bullseye" Strand location. This three story beachfront oasis was created w/ a commitment to a modern, hearty exterior designed to withstand the oceanfront environment. This stunning residence blends in alluring reclaimed wood beams, antique French doors, blackened steel railings, doors & windows, floor-to-ceiling glass, imported natural stone & rustic Bastide Collection wood flooring. Each floor offers panoramic beach & ocean views. Perhaps most appealing of its charms, is the home's placement, steps away from marvelous downtown MB. Designed by Jon Starr & custom built by Steve Larkin, this home offers the opportunity to literally live the dream. The gourmet kitchen features an imported Viking Tuscan Series 66" super-sized range, custom-made riveted hood, Subzero fridge, Bosch dishwasher & Hoshizaki ice maker. The living room features an inviting painted brick fireplace, sitting area & sliding ink-black steel doors offering captivating marine life viewing. One can chillax while watching life go by or utilize the expertly placed built-in BBQ counter bar to grill up a meal on the attached deck. At the top floor, one finds a breathtaking master suite, w/ spa-like marble encased master bath w/ soaking tub, ample shower, a custom built master closet, a relaxing nook & a private deck. The Strand level consists of 2 beds/2 baths, a laundry room & a joyous beach room w/ TnG walls & ceilings. Designed by Jon Starr of Starr Design and built by Steve Larkin of SRL Construction, this gorgeous home was meticulously built new - utilizing just the concrete slabs, and some framing. Come by for a look and you will appreciate the custom design choices made by the Owners, and the attention to detail that went into completing this luxurious home.

CUSTOMER SHORT:Residential ML#: SB21056858

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2316 The Strand, Manhattan Beach 90266

STATUS: **Closed**

LIST/CLOSE:

West on 23rd St from Highland Avenue, then right on Ocean Dr.

\$16,500,000/\$16,500,000



BED / BATH: **6/2,3,2,0**
SQFT(src): **5,715 (T)**
LOT(src): **3,503/0.0804 (A)**
PARKING SPACES: **3**
YEAR BLT(src): **2016 (SLR)**
SUB TYPE: **SFR (D)**
DOM / CDOM: **148/148**

SALE TYPE: **STD**
ML#: **SB20237016**
B TRACT / MODEL:
VIEW: **Yes**
POOL / SPA: **No/No**
AREA: **142 - Manhattan Bch**
Sand

PRICE PER SQFT: **\$2,887.14**
ORIGINAL \$: **\$17,500,000**
COOLING: **Zoned**
HEATING: **Zoned**
STORIES: **Three Or More**
HOA: **\$0**

LIST DATE: **11/25/20**
PURCHASE CONTRACT: **05/29/21**

CLOSE DATE: **09/10/21**
CLOSE PRICE: **\$16,500,000**

CONCESSIONS: **\$0**
TERMS: **Cash, Cash to New Loan, Conventional**

Built in 2016 this stunning Coastal Contemporary home is the newest & finest property available on the precious Manhattan Beach Strand. This chic 5,715 sf abode is designed with a modern floor plan featuring amazing ocean views & outdoor areas, 6 bedrooms, 7 bathrooms, 3 car garage, dedicated home theater & more. The striking exterior consists of Durable Materials including Limestone, African Mahogany, Anodized Aluminum, Copper & Stainless Steel. The interior is warm yet sleek & modern w/Brazilian Cherry hardwood floors, stone, Fleetwood doors & glass throughout. The 1st floor features a large rec room & bar flexible for a variety of uses w/Fleetwood doors leading to a patio & direct Strand access. Also on the 1st floor is the dedicated media room, 2 br's, 2 ba's & laundry room. Up the staircase is the 2nd level, also accessible through the 3 car garage or entry courtyard. The full body & inviting kitchen/great room area is fit with Double kitchen island, elevated bar seating, premier appliances, walk-in pantry w/extra fridge, great room & balcony w/stunning views and built in BBQ. Up the glass enclosed staircase to the top 3rd floor is the luxurious master suite + 3 en-suite bedrooms & 2nd laundry room. The master suite features stunning views, private balcony, office, his & hers walk in closets & luxurious bathroom. Other features include: 5 AC zones, elevator, Crestron Home Automation w/Lutron Shades, Vantage Lighting System & Automated security w/8 cameras.

CUSTOMER SHORT:Residential ML#: SB20237016

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1920 The Strand, Manhattan Beach 90266

Between 19th Pl and 20th St - on the corner of 20th



BED / BATH: **5/6,0,1,0**
SQFT(src): **5,574 (A)**
LOT(src): **3,340/0.0767 (A)**
PARKING SPACES: **4**
YEAR BLT(src): **2002 (ASR)**
SUB TYPE: **SFR (D)**
DOM / CDOM: **205/205**

STATUS: **Closed**

SALE TYPE: **STD**
ML#: **SB20097704**
B TRACT / MODEL:
VIEW: **Yes**
POOL / SPA: **No/No**
AREA: **142 - Manhattan Bch**
Sand

LIST/CLOSE:
\$16,900,000/\$16,250,000 ↓

PRICE PER SQFT: **\$2,915.32**
ORIGINAL \$: **\$16,900,000**
COOLING: **Central Air, Zoned**
HEATING: **Central, Zoned**
STORIES: **Three Or More**
HOA: **\$0**

LIST DATE: **05/21/20**
PURCHASE CONTRACT: **12/13/20**

CLOSE DATE: **01/15/21**
CLOSE PRICE: **\$16,250,000**

CONCESSIONS: **\$243,750**
TERMS: **Cash to New Loan**

This distinctive custom residence is situated on one of the finest beachfront lots in Southern California. Rarely do Strand residences come on the market in prime condition and on a prime corner lot location. A formal foyer with a gold-leaf dome leads the way to the upper entertaining level. The upper level presents open-concept living and entertaining areas that showcase panoramic oceans views from the living room, dining area, kitchen and the study. The designer-perfect living room offers dual decks to enjoy taking in endless views of the horizon. Centered at the heart of the home, the exceptional kitchen is finished with premium cabinet-faced appliances, brass hardware details, Carrara quartz countertops and Waterstone faucets. No detail has gone untouched, down to the French mullioned skylights that flood the home with soft, natural light. An ocean view study features finely crafted woodwork and opens to a secret home gym! From the private master retreat, you'll be lulled to sleep by the sounds of waves crashing, awakening each morning to an entire wall made of private ocean vistas. The beach room opens wide to an expansive ocean-front patio, offering that coveted indoor/outdoor living experience. It's the ultimate fun zone, complete with a full bar and kitchenette. The patio's open feel is enhanced by the premium corner lot location. Plenty of other amenities such as a sound-proofed, 9 seat home theater, 3-stop elevator, oversized 3-car garage & so much more!

CUSTOMER SHORT:Residential ML#: SB20097704

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2912 The Strand, Manhattan Beach 90266 29th and The Strand



BED / BATH: **5/1,1,1,0**
SQFT(src): **3,640 (A)**
LOT(src): **4,919/0.1129 (A)**
PARKING SPACES: **5**
YEAR BLT(src): **1955 (ASR)**
SUB TYPE: **DPLX (D)**
DOM / CDOM: **5/5**

STATUS: **Closed**

SALE TYPE: **TRUS**
ML#: **SB21056301**
B TRACT / MODEL:
VIEW: **Yes**
POOL / SPA: **No/No**
AREA: **142 - Manhattan Bch**
Sand

LIST/CLOSE:
\$11,750,000/\$12,500,000 ↑

PRICE PER SQFT: **\$3,434.07**
ORIGINAL \$: **\$11,750,000**
COOLING: **None**
HEATING:
STORIES: **Three Or More**
HOA: **\$0**

LIST DATE: **03/17/21**
PURCHASE CONTRACT: **04/15/21**

CLOSE DATE: **05/19/21**
CLOSE PRICE: **\$12,500,000**

CONCESSIONS: **\$0**
TERMS: **Cash, Cash to New Loan**

Spectacular Ocean Views! Rare oversized Strand Property, approximately 50' X 105 lot (BTV). Prime Manhattan Beach location, 180-degree ocean and whitewater views and located close to all that Manhattan Beach has to offer. This property provides the perfect opportunity for builders/owners to take advantage of this extra-wide lot to create a beachfront dream home.

CUSTOMER SHORT:Residential ML#: SB21056301

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2508 The Strand, Manhattan Beach 90266

West of Highland Ave, between 26th and 25th Street



BED / BATH: 4/5,0,1,0
SQFT(src): 4,554 (A)
LOT(src): 3,502/0.0804 (A)
PARKING SPACES: 3
YEAR BLT(src): 2009 (ASR)
SUB TYPE: SFR (D)
DOM / CDOM: 56/56

STATUS: Closed

SALE TYPE: STD
ML#: [SB21080239](#)
B TRACT / MODEL:
VIEW: Yes
POOL / SPA: Yes/Yes
AREA: 142 - Manhattan Bch Sand

LIST/CLOSE:
\$12,999,000/\$12,225,000 ↓

PRICE PER SQFT: \$2,684.45
ORIGINAL \$: \$12,999,000
COOLING: Zoned
HEATING: Radiant
STORIES: Three Or More
HOA: \$0

LIST DATE: 04/15/21
PURCHASE CONTRACT: 08/18/21

CLOSE DATE: 09/03/21
CLOSE PRICE: \$12,225,000

CONCESSIONS: \$0
TERMS: Cash, Cash to New Loan

2508 The Strand is the entertainer's oceanfront dream home you've been waiting for, just in time for summer. This sleek and stylish contemporary home designed by Giorgio Dazzan & Associates and built by Baldwin Construction has incredible panoramic oceans views from Palos Verdes to Malibu from all three levels. As soon as you enter the front door you are greeted with an open floor plan, high ceilings, floor-to-ceiling Italian Rimadesio opaque glass doors, and unique architectural details. The stunning chef's kitchen features Gaggenau appliances inlaid with minimalist, custom cabinetry that looks out to the spacious family room and the ocean. The expansive upper level includes a large office space with custom built-ins and the master suite which features a soaking tub, steam shower, and gas fireplace. Two additional guest bedrooms include ensuite bathrooms. The Strand level of this home is the perfect place to host friends and family—a 35-foot indoor, heated lap pool that opens through wall-to-wall sliding glass panels, an entertainer's bar, and a gas fireplace all overlook sunset ocean views. Just down the hall is the third guest bedroom and bathroom, a sauna, steam room, spa-like bath, laundry room, and a space for a gym. The home is equipped with a Crestron Home control system for lighting, shades, sound, and alarm. Radiant heat floors and AC, SwitchLite glass overlooking the courtyard and pool, an outdoor BBQ, and a three-car garage with stone tile floors and ample storage for beach gear and bikes. Centrally located in a highly desirable section of The Strand just a short walk to everything downtown Manhattan Beach has to offer. This is coastal living at its finest!

CUSTOMER SHORT: Residential ML#: SB21080239

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1830 The Strand, Hermosa Beach 90254 STATUS: Closed

In between 18th and 19th Walkstreets on The Strand



BED / BATH: 4/1,3,1,0
SQFT(src): 3,750 (B)
LOT(src): 2,400/0.0551 (A)
PARKING SPACES: 2
YEAR BLT(src): 2020 (BLD)
SUB TYPE: SFR (D)
DOM / CDOM: 124/124

SALE TYPE: STD
ML#: [SB20194753](#)
B TRACT / MODEL:
VIEW: Yes
POOL / SPA: No/No
AREA: 148 - Hermosa Bch Sand

LIST/CLOSE:
\$11,895,000/\$11,570,000 ↓

PRICE PER SQFT: \$3,085.33
ORIGINAL \$: \$12,000,000
COOLING: Zoned
HEATING: Zoned
STORIES: Three Or More
HOA: \$0

LIST DATE: 09/17/20
PURCHASE CONTRACT: 02/04/21

CLOSE DATE: 04/01/21
CLOSE PRICE: \$11,570,000

CONCESSIONS: \$170,000
TERMS: Contract

Don't have the patience to wait 1-2 years to find the perfect lot and another 3-4 years to build your dream home? Silicon Bay Development and Laney LA architects converge to offer a rare opportunity to acquire a new beach front home for the most discerning, design oriented buyers that you can have today! This 3,750 square foot warm modern residence rests on a quiet part of the Hermosa Beach Strand, centrally located between piers. Finishes include•Fleetwood doors and windows•Architectural Board Form Concrete•French White Oak Wood Flooring•Rift White Oak Cabinetry with high gloss kitchen uppers•Clear Cedar Tongue and Groove ceilings•Kitchen Counter Walker and Zanger leathered Nuage Quartzite, Great room Bar Walker Zanger Calcutta polished marble, Master Bathroom Ann Sacks Eros Grey honed Master shower and integrated sinks, Rec room Bar Leatherized Polar White Quartzite, Guest Bath Walker Zanger honed Basaltina•Robern Backlit Master Mirrors and Vanities, Paris Backlit Powder Mirror•Stainless Steel Plumbing Fixtures by Hansgrohe and Axos, Victoria + Albert Barcelona Master Tub•Kitchen Appliances - Miele 48" Range•2 Miele 30" inch ovens Miele Microwave•2 Miele Dishwashers•Subzero Full Height 30 inch Wine column Fridge•1st Floor Rec room Bar - ULine Beverage Center / Ice machine, Miele Dishwasher•Full height Fleetwood Sliders and Windows are interior doors 1 1/4" Rift White Oak Interior jambs and doors. Technology•Crestron Lighting System and recessed pocket shade.

CUSTOMER SHORT: Residential ML#: SB20194753

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**3808 The Strand Dr, Manhattan Beach
90266**

South on Ocean Ave



BED / BATH: **4/5,0,2,0**
SQFT(src): **4,772 (B)**
LOT(src): **3,501/0.0804 (A)**
PARKING SPACES: **4**
YEAR BLT(src): **2019 (BLD)**
SUB TYPE: **SFR (D)**
DOM / CDOM: **50/512**

STATUS: **Closed**

SALE TYPE: **STD**
ML#: **SB21084659**
B TRACT / MODEL:
VIEW: **Yes**
POOL / SPA: **No/No**
AREA: **142 - Manhattan Bch**
Sand

LIST/CLOSE:
\$13,500,000/\$11,100,000 ↓

PRICE PER SQFT: **\$2,326.07**
ORIGINAL \$: **\$13,500,000**
COOLING: **Central Air**
HEATING: **Central**
STORIES: **Three Or More**
HOA: **\$0**

LIST DATE: **04/21/21**

CLOSE DATE: **06/21/21**

CONCESSIONS: **\$0**

PURCHASE CONTRACT: **06/10/21**

CLOSE PRICE: **\$11,100,000**

TERMS: **1031 Exchange, Cash,
Cash to New Loan, Conventional,
Owner May Carry**

A truly spectacular modern beach home! Situated on the sought after Manhattan Beach Strand and finished in 2019, the home features dramatic beach, whitewater, ocean and sunset views. Exquisitely designed with high ceilings, walls of glass and voluminous open living spaces that showcase a fresh and inviting canvas for both intimate gatherings and large-scale entertaining. Coffered ceilings provide an elegant detail that warms the space and effortlessly fuses the kitchen, living and dining areas. The custom designed kitchen features a long, oversized stone waterfall island, Wolf and Sub Zero appliances, walk-in pantry, separate prep sink, and beverage center. Downstairs features a fully equipped media room with sunken seating, separate ocean view office/den area, beach living room with bar and 22"feet of bifold doors and outdoor space. The extravagant master suite is tucked back slightly off the upper level and features an impressive entertaining deck with outdoor kitchen, fire pit and bi-fold doors that create a seamless indoor/outdoor flow to entertain privately with endless ocean and sunset views. Other amenities include, stone fireplace, steam shower, soaking tub and spacious walk-in closet. The home embodies the relaxed, luxurious lifestyle of Manhattan Beach with direct access to the sand and moments away from one of the best surf spots in the South Bay! Other features include, two laundry rooms, outdoor shower, main level bedroom, 3-car garage w/full bathroom (perfect for rinsing off from the beach), 3-stop elevator, gated/secured entry, Control 4 Smart home automation/security system. Newer, oceanfront Strand homes with this much square footage in Manhattan Beach..... are a RARE find at this price!

CUSTOMER SHORT:Residential ML#: SB21084659

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**3416 The Strand, Manhattan Beach
90266**

The Strand between 34th and 35th St



BED / BATH: **5/2,3,0,0**
SQFT(src): **3,934 (A)**
LOT(src): **3,494/0.0802 (A)**
PARKING SPACES: **5**
YEAR BLT(src): **1950 (ASR)**
SUB TYPE: **DPLX (D)**
DOM / CDOM: **109/109**

STATUS: **Closed**

SALE TYPE: **STD**
ML#: **PV21016866**
B TRACT / MODEL:
VIEW: **Yes**
POOL / SPA: **No/Yes**
AREA: **142 - Manhattan Bch**
Sand

LIST/CLOSE:
\$11,500,000/\$10,650,000 ↓

PRICE PER SQFT: **\$2,707.17**
ORIGINAL \$: **\$11,500,000**
COOLING: **See Remarks**
HEATING: **Central**
STORIES: **Three Or More**
HOA: **\$0**

LIST DATE: **01/28/21**

CLOSE DATE: **12/01/21**

CONCESSIONS: **\$0**

PURCHASE CONTRACT: **05/17/21**

CLOSE PRICE: **\$10,650,000**

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

Experience oceanfront living with breathtaking views of the Pacific spanning from Catalina Island and Palos Verdes Peninsula to the majestic Malibu coastline. This North Manhattan Beach Strand home provides the opportunity to entertain in luxury as well as relax while listening to the waves break on the vast sandy beach of the South Bay. From the spacious decks, you'll enjoy BBQs and beach activities by day and stunning sunsets that will provide endless photo opportunities. The entrance to this beachfront home provides a peaceful atrium with a custom built in spa before entering into the open floor plan featuring a chef's kitchen with stainless steel Viking and Subzero appliances and granite countertops as well as the family room, oceanfront dining area, and sitting area allowing for panoramic ocean views from every location. The downstairs bonus room boasts a beautiful bar and entertainment area that opens to a deck with a built-in BBQ and plenty of room for dining al fresco. Upstairs you will find a luxurious master suite with peaceful breathtaking views of the ocean and a grand deck where you can relax well above the beach activities of The Strand. In addition to the main house, there is a guest house or income apartment above the garage with an open floor plan and vaulted ceilings, two bedrooms, and one bath. It is the perfect time to experience the lifestyle that Manhattan Beach and everything oceanfront living has to offer!

CUSTOMER SHORT:Residential ML#: PV21016866

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3208 The Strand, Manhattan Beach 90266

Manhattan Ave west on 32nd to Ocean Drive



BED / BATH: 6/4,0,0,0
SQFT(src): 3,748 (A)
LOT(src): 3,488/0.0801 (A)
PARKING SPACES: 6
YEAR BLT(src): 1929 (ASR)
SUB TYPE: DPLX (D)
DOM / CDOM: 0/0

STATUS: Closed

SALE TYPE: STD,TRUS
ML#: [SB21084346](#)
B TRACT / MODEL:
VIEW: Yes
POOL / SPA: No/No
AREA: 142 - Manhattan Bch
Sand

LIST/CLOSE:
\$10,000,000/\$10,510,000 ↑

PRICE PER SQFT: \$2,804.16
ORIGINAL \$: \$10,000,000
COOLING: None
HEATING: Central
STORIES: Two
HOA: \$0

LIST DATE: 04/21/21
PURCHASE CONTRACT: 04/24/21

CLOSE DATE: 04/26/21
CLOSE PRICE: \$10,510,000

CONCESSIONS: \$0
TERMS: Cash, Cash to New Loan

Quintessential Manhattan Beach Strand beach front property. Original 1929 Dutch Colonial home with the front fireplace is a north end Strand landmark. Home was lovingly added on to and remodeled in the 70's, creating a 4 bedroom 3 bath home with a huge kitchen, open to the family room and a private patio. The original wide living room with large plate glass windows overlooking the ocean and the statement fireplace were retained, along with the formal dining room, distinctive windows, and a large front master bedroom overlooking the ocean. Three additional bedrooms complete the main house. This home now includes a 3 car garage plus a covered 3 car carport, with additional apron parking to accommodate up to 8 cars. A two bedroom rental unit over the garage area features fabulous ocean views and a spectacular roof top deck. Iconic one of a kind Strand property!

CUSTOMER SHORT:Residential ML#: SB21084346

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12:31:07 PM

3212 The Strand, Manhattan Beach 90266

OCEAN & 33RD ST



BED / BATH: 3/2,0,0,0
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: 27/27

STATUS: Closed

SALE TYPE: STD
ML#: [IN21015203](#)
B TRACT / MODEL:
VIEW: Yes
POOL / SPA: No/No
AREA: 142 - Manhattan Bch
Sand

LIST/CLOSE:
\$10,950,000/\$10,510,000 ↓

PRICE PER SQFT: \$4,555.70
ORIGINAL \$: \$10,950,000
COOLING: Central Air
HEATING: Central
STORIES: Two
HOA: \$0

LIST DATE: 01/23/21
PURCHASE CONTRACT: 02/19/21

CLOSE DATE: 03/12/21
CLOSE PRICE: \$10,510,000

CONCESSIONS: \$0
TERMS: Contract

AMAZING OCEAN & WHITE WATER VIEWS ON THE STRAND 3 BDR / 2 BATH TOTAL REMODEL WITH STUNNING VIEWS FROM LIVING ROOM, DINING ROOM & BEDROOMS. PRIVATE DECK WITH OCEAN VIEW SPACIOUS INNER COURTYARD & 2 CAR ATTACHED GARAGE WITH DIRECT ACCESS SEPARATE UPPER UNIT : SINGLE SUITE WITH APPROX.600 S.F. OF PRIVATE ENTRANCE AND BALCONY IN FRONT IDEAL FOR AN EVENING RELAXATION. COMPLETELY REMODELED WITH BRAND NEW STOVE, REFRIGERATOR, CENTER ISLAND WITH QUARTZ COUNTERTOPS. CENTRAL HEATING. IDEAL FOR IN LAWS OR MAID QUATERS WITH POTENTIAL FOR RENTAL

CUSTOMER SHORT:Residential ML#: IN21015203

Printed by Ellis Posner, State Lic: 01416970 on 02/20/2022
12:31:07 PM

808 The Strand, Manhattan Beach 90266

8th Place to Ocean, Entry is gate at North side of property.



BED / BATH: 4/4,0,1,0
SQFT(src): 2,911 (B)
LOT(src): 5,070/0.1164 (A)
PARKING SPACES: 4
YEAR BLT(src): 2015 (BLD)
SUB TYPE: TWNHS (D)
DOM / CDOM: 121/121

STATUS: Closed

SALE TYPE: STD
ML#: [SB21167762](#)
B TRACT / MODEL:
VIEW: Yes
POOL / SPA: No/No
AREA: 142 - Manhattan Bch
Sand

LIST/CLOSE:
\$10,990,000/\$9,600,000 ↓

PRICE PER SQFT: \$3,297.84
ORIGINAL \$: \$11,695,000
COOLING: Central Air
HEATING: Central
STORIES: One
HOA: \$333.33 (MO)

LIST DATE: 07/30/21
PURCHASE CONTRACT: 11/28/21

CLOSE DATE: 12/29/21
CLOSE PRICE: \$9,600,000

CONCESSIONS: \$0
TERMS: Cash to New Loan

You've been waiting for this gem situated in one of the most coveted and sought after downtown Manhattan Beach locations. One-of-a-kind privacy along the public beachfront in Manhattan Beach with remarkable views of the Pacific Ocean from the PV Peninsula to Malibu. You can pull into your garage, enter the private elevator, or take the staircase directly to your impressive penthouse. No one needs to know you're even there! Sit on the spacious private deck and watch the dolphins swim by. Soak in endless sunsets while you lounge without the public passing by to see you. One of the most unique properties in Manhattan Beach with 50 feet of beach frontage (standard is 33 feet). The forward location of the home maximizes views to the north and south, and the size of the wrap-around deck is enough to host your sunset gathering in style. One level floor plan and all four bedrooms with their own en-suite baths, no level changes inside the home. Ocean views from all bedrooms and even the laundry room. The best part of all is the A+ location near the heart of Downtown shops and restaurants. This home features wired for security, existing AV, AC, and electronic window treatments powered through various choices of controls. Private 2 car garage with up to two additional spaces behind the garage. This is the perfect home for full-time living, or lock up and leave 2nd home for the avid traveler, a very convenient 15-20 min drive from LAX. Call for your tour today.

CUSTOMER SHORT:Residential ML#: SB21167762

Printed by Ellis Posner, State Lic: 01416970 on 02/20/2022
12:31:07 PM

230 The Strand, Hermosa Beach 90254 STATUS: Closed

LIST/CLOSE:

\$9,990,000/\$9,300,000 ↓

From 2nd Street, turn north on Beach Drive.



BED / BATH: **5/5,0,1,0**
 SQFT(src): **4,403 (B)**
 LOT(src): **2,380/0.0546 (A)**
 PARKING SPACES: **3**
 YEAR BLT(src): **2021 (SLR)**
 SUB TYPE: **SFR (D)**
 DOM / CDOM: **77/77**

SALE TYPE: **STD**
 ML#: **SB21012455**
 B TRACT / MODEL:
 VIEW: **Yes**
 POOL / SPA: No/Yes
 AREA: **148 - Hermosa Bch Sand**

PRICE PER SQFT: **\$2,112.20**
 ORIGINAL \$: **\$9,990,000**
 COOLING: **Central Air, Zoned**
 HEATING: **Central**
 STORIES: **Three Or More**
 HOA: **\$0**

LIST DATE: **11/11/20**
 PURCHASE CONTRACT: **04/06/21**

CLOSE DATE: **04/27/21**
 CLOSE PRICE: **\$9,300,000**

CONCESSIONS: **\$25,000**
 TERMS: **Conventional**

VIDEO LINK: <https://youtu.be/fXR3UrThRQo> Indulge in an inspired coastal lifestyle at this spacious new Modernist home on the world-famous Strand, with a constant connection to panoramic Pacific Ocean views and an exhilarating beachfront. Famed architect Louis Tomaro designed this 4-level Hermosa Beach home with approx. 4,400 square feet of no-expense-spared living space, making it ideal for both entertaining and family life. The extensive rooftop deck invites memorable gatherings, with a barbecue kitchen, a bubbly spa and top-of-the-world scenes of soaring birds and dolphins. Enjoy parties and family nights on the lower level, which features a game room with designer wet bar and a welcoming theater. Every corner of this standout California beachfront property has been optimized for natural light and exquisite ocean vistas. Floor-to-ceiling glass is strategically placed in this residence, one the area's finest architectural houses for sale, to connect the beach with everyday gathering spaces, like the fireplaced great room or gleaming kitchen that's decked in Carrara marble. The home's 4 sunny bedrooms are all conveniently en suite, including an airy master suite with a balcony for gazing at the waves. If you'd like more room, there's a cheerful office suite, with floors of pale Siberian oak and a designer bathroom, that becomes a 5th bedroom. There's much to enjoy living along this mellow, southern stretch of the Hermosa Beach Strand, just a 10-minute stroll from the Pier.

CUSTOMER SHORT: Residential ML#: SB21012455

Printed by Ellis Posner, State Lic: 01416970 on 02/20/2022
12:31:07 PM**3007 The Strand, Hermosa Beach 90254** STATUS: Closed

LIST/CLOSE:

\$8,500,000/\$8,200,000 ↓

Hermosa Ave across from 30th St



BED / BATH: **4/3,0,0,0**
 SQFT(src): **2,502 (A)**
 LOT(src): **3,103/0.0712 (A)**
 PARKING SPACES: **2**
 YEAR BLT(src): **1910 (ASR)**
 SUB TYPE: **DPLX (D)**
 DOM / CDOM: **35/35**

SALE TYPE: **CONS**
 ML#: **SB21070884**
 B TRACT / MODEL:
 VIEW: **Yes**
 POOL / SPA: No/No
 AREA: **148 - Hermosa Bch Sand**

PRICE PER SQFT: **\$3,277.38**
 ORIGINAL \$: **\$8,500,000**
 COOLING: **None**
 HEATING:
 STORIES: **Two**
 HOA: **\$0**

LIST DATE: **04/05/21**
 PURCHASE CONTRACT: **05/18/21**

CLOSE DATE: **08/06/21**
 CLOSE PRICE: **\$8,200,000**

CONCESSIONS: **\$20,750**
 TERMS: **Cash, Cash to New Loan, Conventional**

Situated on a gorgeous stretch of The Strand in North Hermosa Beach, this grey-shingled, updated duplex features two units in 2502 square footage on the sand. Ocean views don't get better than this, and with the Pacific providing the perfect background to your every view, this property, with its red brick patio and coastal interior, is an exclusive opportunity for those seeking the best location possible. The front unit features three bedrooms and two baths, with a whitewashed living room and wide deck overlooking the beach, a tucked-away family room, full dining area, and darling kitchen with cozy breakfast nook. Amenities such as an inviting fireplace, custom built-ins and bleached oak floors envelop the space in warmth and cheer. The primary bedroom and bath and a second bedroom are at sand level, with a generous patio just steps outside the doors. The bathroom is bathed in sunlight and includes a lavish soaking tub for warming up after a dip in the ocean. The third bedroom and office space on the second floor are charming and convenient to hosting and working from home, and the barbecue patio hosts a built-in cooking station. The second unit is a perfect in-law or guest house, including a spacious family room with cathedral ceiling and original brick fireplace, full kitchen with stainless appliances, ¾ bath and brightly lit bedroom. With two separate living spaces and a location second-to-none on the Strand in Hermosa Beach, this property is an absolute gem.

CUSTOMER SHORT: Residential ML#: SB21070884

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12:31:07 PM

2330 The Strand, Hermosa Beach 90254 STATUS: Closed

LIST/CLOSE:

\$8,400,000/\$7,750,000 ↓

Access garage from the alley; from 22nd Street, "Marthas", go north! Secret Discreet !



BED / BATH: 4/3,0,1,0
 SQFT(src): 3,329 (A)
 LOT(src): 2,393/0.0549 (A)
 PARKING SPACES: 2
 YEAR BLT(src): 2004 (ASR)
 SUB TYPE: SFR (D)
 DOM / CDOM: 282/282

SALE TYPE: STD
 ML#: [SB20021239](#)
 B TRACT / MODEL:
 VIEW: Yes
 POOL / SPA: No/No
 AREA: 148 - Hermosa Bch Sand

PRICE PER SQFT: \$2,328.03
 ORIGINAL \$: \$10,500,000
 COOLING: None
 HEATING: Central
 STORIES: One, Three Or More
 HOA: \$0

LIST DATE: 01/28/20

CLOSE DATE: 02/03/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 11/05/20

CLOSE PRICE: \$7,750,000

TERMS: Cash, Cash to New Loan, Conventional, VA No Loan

Beach elegance, that feels like new construction! BEST location on the Hermosa Strand, nestled on the discreet alley off "Martha's" restaurant. Grand Open 2 story entrance, with stone floors & a stunning entry. Opens to a private sitting/meeting room (could be 5th bedroom) and on to the Master Bedroom Suite, hardwood floors, ocean views, with wonderful Master Bath....free standing tub facing the ocean sunsets, and a shower fit for a King!.. and Queen! Top floor continues with stone floors, gorgeous staircase, all enhanced with beautiful artistic rolled wood ceilings. Huge Living area with Gourmet kitchen, LARGE island that handles lots of family and friends. Includes top of the line appliances & beautiful wood cabinets. Adjacent to is a large family style TV gathering room, & private balcony for the BBQ. This level includes the Large family Dining Area, fit for large gatherings. Living room is on the west side for ocean gazing. Hidden TV (behind the Art piece) above the fireplace. A wall of folding glass, from floor to ceiling, is a standout feature of this Strand home. Balcony for beach viewing for lounging. Easy ride in the 3-stop elevator takes you to the bottom level, that feels like a warm family living area. Best Hermosa Strand location, Very special home, hurry! OWNER WILL CARRY PAPER! One of the few basements on the Strand, NO LONGER ALLOWED ON HB STRAND! Gives additional square footage for this lot size!

CUSTOMER SHORT:Residential ML#: SB20021239

Printed by Ellis Posner, State Lic: 01416970 on 02/20/2022
12:31:07 PM**3133 The Strand, Hermosa Beach 90254 STATUS: Closed**

LIST/CLOSE:

\$7,500,000/\$7,350,000 ↓

At the end of Longfellow..... left CORNER LOT as you go down the sidewalk



BED / BATH: 3/2,0,0,0
 SQFT(src): 1,653 (A)
 LOT(src): 2,634/0.0605 (A)
 PARKING SPACES: 2
 YEAR BLT(src): 1905 (ASR)
 SUB TYPE: SFR (D)
 DOM / CDOM: 0/0

SALE TYPE: STD
 ML#: [SB21026636](#)
 B TRACT / MODEL:
 VIEW: Yes
 POOL / SPA: No/No
 AREA: 148 - Hermosa Bch Sand

PRICE PER SQFT: \$4,446.46
 ORIGINAL \$: \$7,500,000
 COOLING: None
 HEATING:
 STORIES: Two
 HOA: \$0

LIST DATE: 02/08/21

CLOSE DATE: 03/13/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 02/10/21

CLOSE PRICE: \$7,350,000

TERMS: Cash to New Loan

"Cool Beach Front-Surf Pad in North Hermosa" The perfect beachfront CORNER LOT!! California living as it should be! Located right on the water with the best sunsets on the West Coast! It's the perfect second home or furnished rental while you are waiting to build your dream home... Enjoy the huge patio with a Ping-Pong table and plenty of room to relax with a cup of Joe or a glass of your favorite wine while listening to the waves break! SOLD as LOT VALUE in its "AS IS" condition.

CUSTOMER SHORT:Residential ML#: SB21026636

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12:31:07 PM

4216 The Strand, Manhattan Beach 90266

From Highland, West on 42nd St to the Strand



BED / BATH: 5/6,0,0,0
SQFT(src): 3,825 (A)
LOT(src): 3,510/0.0806 (A)
PARKING SPACES: 5
YEAR BLT(src): 1952 (ASR)
SUB TYPE: DPLX (D)
DOM / CDOM: 123/197

STATUS: Closed

SALE TYPE: STD
ML#: SB20211856
B TRACT / MODEL:
VIEW: Yes
POOL / SPA: Yes/Yes
AREA: 142 - Manhattan Bch
Sand

LIST/CLOSE:
\$6,795,000/\$6,955,000 ↑

PRICE PER SQFT: \$1,818.30
ORIGINAL \$: \$7,249,000
COOLING: None
HEATING: Fireplace(s)
STORIES: Three Or More
HOA: \$0

LIST DATE: 10/15/20
PURCHASE CONTRACT: 02/15/21

CLOSE DATE: 04/15/21
CLOSE PRICE: \$6,955,000

CONCESSIONS: \$157,000
TERMS: Cash to New Loan

This unique Spanish architectural located on the Strand is a classic ocean front estate with dramatic views, tranquil pool, and new luxury renovations. The details reflect a blend of modern luxury & European details to update the home while retaining the original look. This residence has a main home & income property over a 5 car garage separated by a pool. Enter the main home with original stained glass murals & vaulted ceilings to the living room featuring stunning views, a Sonos system & gas fireplace. Gourmet kitchen boasts a built in breakfast nook, SieMatic kitchen cabinets, Brazilian granite counters and high-end Miele ovens, Sub Zero & Wolf range. The two story dining room with opera balcony boasts stained glass and an antique Gaudi chandelier from Spain. The 2nd level featuring a master suite & 2nd bedroom and bath. The master has stunning views, Moroccan fireplace and master bath with hammered copper soak tub & patio. The 2nd bedroom has an en suite bathroom & patio. On the ground floor, a entertainer's family room has a custom bar, stone fireplace, and accordion doors opening to a large elevated patio. The "surfer shower" features rolling racks for boards & beautiful stone shower. The courtyard in back has a heated pool/ spa with waterfalls, swim jets, & seating. Off the pool is a large guest room/3rd bedroom with an en suite bathroom. A charming 2 bed/ 1 bath ocean view rental is above the garage. This home is walking distance to the shops, restaurants & schools.

CUSTOMER SHORT:Residential ML#: SB20211856

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12:31:07 PM

4112 The Strand, Manhattan Beach 90266

Head south on Vista Del Mar and make a right on Moonstone until you dead end into 4112 The Strand carport



BED / BATH: 4/4,0,0,0
SQFT(src): 2,550 (A)
LOT(src): 3,507/0.0805 (A)
PARKING SPACES: 3
YEAR BLT(src): 2008 (ASR)
SUB TYPE: CONDO (A)
DOM / CDOM: 104/104

STATUS: Closed

SALE TYPE: TRUS
ML#: EV21093291
B TRACT / MODEL:
VIEW: Yes
POOL / SPA: No/Yes
AREA: 142 - Manhattan Bch
Sand

LIST/CLOSE:
\$6,895,000/\$6,775,000 ↓

PRICE PER SQFT: \$2,656.86
ORIGINAL \$: \$7,490,000
COOLING: Central Air
HEATING: Central
STORIES: Three Or More
HOA: \$1000 (ANU)

LIST DATE: 05/01/21

CLOSE DATE: 09/16/21

CONCESSIONS: \$0

PURCHASE CONTRACT: 08/15/21 CLOSE PRICE: \$6,775,000

TERMS: 1031 Exchange, Cal Vet
Loan, Cash, Cash to New Loan,
Conventional, Fannie Mae, FHA,
FHA 203(b), FHA 203(k), VA Loan,
VA No Loan, VA No No Loan

Stunning beachfront home located on highly coveted strand with extraordinary ocean views. Just footsteps away from the sand, this impeccably remodeled property features a 3 story home with an open floor plan, luxury finishes, and abundance of natural light and soothing colors. The top floor level boasts a state of the art kitchen fitted with wolf and subzero appliances, a cozy living room centered by a European Homes Fireplace, a dining room fit for 12-16 people, breakfast nook, powder room, pantry, and spacious outdoor deck. The second floor comfortably features a large master bedroom, bathroom, walk-in closet, fireplace and private outdoor deck with spa, as well as a spacious guest bedroom and bathroom, two-car tandem garage, and front door entry way. The third and bottom floor is the ideal entertainment space with a media center, extra large outdoor deck, fireplace, wet bar, mini-fridge, and extensive storage for surfboards, umbrellas, and more. Inclusive downstairs are two guest bedrooms, a steam shower bathroom, and laundry. This incredible property was built with an adjacent, separate unit in the back, seller will consider offers on both units with opportunity to own entire compound; a rare opportunity to connect both units, or use as a proven rental income generator, guest home for friends and family, or home office.

CUSTOMER SHORT:Residential ML#: EV21093291

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12:31:07 PM

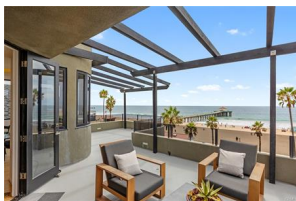
1149 The Strand, Manhattan Beach 90266

STATUS: Closed

LIST/CLOSE:

\$5,799,000/\$5,550,000 ↓

one block north of the Manhattan Beach Pier on the Strand.



BED / BATH: 2/2,0,0,0
SQFT(src): 1,926 (D)
LOT(src): 3,324/0.0763 (A)
PARKING SPACES: 2
YEAR BLT(src): 1991 (ASR)
SUB TYPE: CONDO (A)
DOM / CDOM: 7/7

SALE TYPE: STD
ML#: [SB21181582](#)
B TRACT / MODEL:
VIEW: Yes
POOL / SPA: No/No
AREA: 142 - Manhattan Bch
Sand

PRICE PER SQFT: \$2,881.62
ORIGINAL \$: \$5,799,000
COOLING: None
HEATING: Central
STORIES: One
HOA: \$3000 (ANU)

LIST DATE: 08/19/21
PURCHASE CONTRACT: 08/26/21

CLOSE DATE: 09/24/21
CLOSE PRICE: \$5,550,000

CONCESSIONS: \$0
TERMS: Cash to New Loan

Spectacular Strand townhouse, True panoramic ocean views from most rooms. This townhome is located one block north of the pier on a prime strand corner lot in downtown Manhattan Beach. The property consist of two large bedrooms and two baths, all on one level. Open kitchen and living room with sweeping ocean and pier views. Large primary suite with ocean views, walk-in closet and a spacious master bath. The second bedroom is also extra large with its own walk-in closet. The living room opens up to a good sized ocean view deck (apx 394 sqft) great for visiting with family and friends. There are lots of possibilities with this unique space. This property is a must see!

CUSTOMER SHORT:Residential ML#: SB21181582

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12:31:07 PM

8 The Strand, Hermosa Beach 90254

STATUS: Closed

LIST/CLOSE:

\$4,600,000/\$4,344,000 ↓

on the south end of the Famous Hermosa Beach Strand



BED / BATH: 2/2,0,0,0
SQFT(src): 2,174 (A)
LOT(src): 2,545/0.0584 (A)
PARKING SPACES: 7
YEAR BLT(src): 1974 (ASR)
SUB TYPE: SFR (D)
DOM / CDOM: 111/111

SALE TYPE: STD
ML#: [SB21119175](#)
B TRACT / MODEL:
VIEW: Yes
POOL / SPA: No/No
AREA: 148 - Hermosa Bch Sand

PRICE PER SQFT: \$1,998.16
ORIGINAL \$: \$5,149,000
COOLING: Central Air
HEATING: Forced Air
STORIES: Two
HOA: \$0

LIST DATE: 06/04/21
PURCHASE CONTRACT: 09/23/21

CLOSE DATE: 12/21/21
CLOSE PRICE: \$4,344,000

CONCESSIONS: \$0
TERMS: Cash to New Loan

Best deal on The Strand. Classic 2 bed, 2 bath with a roomy 2174 square feet. Spectacular ocean and sand views. Living room and Family room, beach level patio and a separate deck of the 2nd floor living room with fireplace. Attached 2 car garage with a large driveway that will accommodate parking for 3 more cars. Lots of possibilities

CUSTOMER SHORT:Residential ML#: SB21119175

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12:31:07 PM

3616 The Strand # C, Manhattan Beach 90266

STATUS: Closed

LIST/CLOSE:

\$4,650,000/\$4,322,500 ↓

Ocean Drive to 36th Street



BED / BATH: 4/2,0,1,0
SQFT(src): 2,548 (A)
LOT(src):
PARKING SPACES: 3
YEAR BLT(src): 1984 (ASR)
SUB TYPE: CONDO (A)
DOM / CDOM: 0/0

SALE TYPE: STD
ML#: [SB21061189](#)
B TRACT / MODEL:
VIEW: Yes
POOL / SPA: No/No
AREA: 142 - Manhattan Bch
Sand

PRICE PER SQFT: \$1,696.43
ORIGINAL \$: \$4,650,000
COOLING: None
HEATING:
STORIES: One
HOA: \$240 (MO)

LIST DATE: 03/21/21
PURCHASE CONTRACT: 04/10/21

CLOSE DATE: 04/30/21
CLOSE PRICE: \$4,322,500

CONCESSIONS: -\$227,500
TERMS: Conventional

Stunning beachfront penthouse condo located on "The Strand" in beautiful Manhattan Beach. This unique single level, 4 bedroom, 2,548 sq.ft. unit was built above the current height limit and occupies 45 feet of direct beach frontage (wider than the standard 33' Strand lot width). These characteristics combine to offer staggering ocean views from nearly every room - not only due west, but also along the entire northern length and half of the southern exposure. The location is ideal for commuting and easy access to the rest of LA, and just 12 minutes to Los Angeles International Airport. The relaxed beach neighborhood includes favorite restaurants and breakfast cafe's, yoga studios and coffee shops, all just steps away. Even closer, you have the wide white sand beach, the miles-long bicycle path, and one of the top surf spots in Los Angeles county. Features include three fireplaces, direct access garage, a bonus storage area for surfboards and bicycles, secure gated access from The Strand and Ocean Drive, and direct beach access. Opportunities like this are years in the waiting; Make this one yours.

CUSTOMER SHORT:Residential ML#: SB21061189

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12:31:08 PM

1144 The Strand # B, Manhattan Beach 90266

STATUS: Closed

LIST/CLOSE:

\$4,250,000/\$3,500,000 ↓

Between MB Blvd and 12thSt - a stone's throw from everything awesome!



BED / BATH: 3/2,0,0,0
SQFT(src): 2,470 (A)
LOT(src): 3,328/0.0764 (A)
PARKING SPACES: 2
YEAR BLT(src): 1982 (ASR)
SUB TYPE: CONDO (A)
DOM / CDOM: 45/45

SALE TYPE: STD
ML#: [SB20244784](#)
B TRACT / MODEL:
VIEW: Yes
POOL / SPA: No/No
AREA: 142 - Manhattan Bch
Sand

PRICE PER SQFT: \$1,417.00
ORIGINAL \$: \$4,500,000
COOLING: None
HEATING: Central
STORIES: One
HOA: \$0

LIST DATE: 11/21/20
PURCHASE CONTRACT: 01/06/21

CLOSE DATE: 03/17/21
CLOSE PRICE: \$3,500,000

CONCESSIONS: \$0
TERMS: Cash to New Loan

With a Walk-Score of "infinity" this special beachfront condominium offers a once-in-a-lifetime opportunity to create your own vision with front-and-center panoramic ocean views! Within a stone's throw of the heart of Downtown Manhattan Beach, this is the IDEAL location. The opportunity here is to obtain a PRIMO location and design to your heart's content. The property is in shell condition. Plans are drawn for potential completion (Buyer to verify). Renderings shown here describe the potential. This upper level condo delivers the views you seek and desired privacy perched up high over the Strand walk/bike path below. The unit has assigned tandem 2 car garage parking - stash the cars - you'll hardly need them as you enjoy jogging, surfing, volleyball, and cycling as well as world-class shopping and dining, all just steps from home! Bring your vision and obtain that beachfront property ownership you've been dreaming of!

CUSTOMER SHORT:Residential ML#: SB20244784

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12:31:08 PM

4230 The Strand, Manhattan Beach 90266

STATUS: Closed

LIST/CLOSE:

\$2,900,000/\$3,125,000 ↑

Go west on 43rd from Highland to Ocean Drive. Property is on the south west corner. Cross Streets: 43rd and the Strand



BED / BATH: 3/3,0,0,0
SQFT(src): 1,606 (A)
LOT(src): 3,500/0.0803 (A)
PARKING SPACES: 3
YEAR BLT(src): 1978 (PUB)
SUB TYPE: CONDO (A)
DOM / CDOM: 5/5

SALE TYPE: STD
ML#: [SB21190702](#)
B TRACT / MODEL:
VIEW: Yes
POOL / SPA: No/No
AREA: 142 - Manhattan Bch
Sand

PRICE PER SQFT: \$1,945.83
ORIGINAL \$: \$2,900,000
COOLING: Central Air
HEATING: Central
STORIES: Two
HOA: \$1562 (ANU)

LIST DATE: 08/28/21
PURCHASE CONTRACT: 09/02/21

CLOSE DATE: 09/30/21
CLOSE PRICE: \$3,125,000

CONCESSIONS: \$10,000
TERMS: Cash, Cash to New Loan,
Conventional

Make your dreams come true with this gorgeous Strand home! Located in one of the most prestigious spots in the South Bay, this strand property offers captivating ocean views from all floors. After a family beach day, cozy-up to the sound of the waves in your living room and watch the dramatic fiery sunset with a perfectly angled view. Perfect home for entertaining or relaxing on the sun-drenched strand patio with shared access. Soothing ocean breezes enliven the senses throughout the living room, kitchen and Master suite. The resort-worthy master suite enjoys a backdrop of sparkling teal water and is appointed with a custom fireplace, rain shower, and bath with a stand-alone tub perfect to pair with a glass of wine and soft candlelight. Top of the line built-in subzero, viking appliances and attention to detail makes home cooking an elegant experience for family and friends. If you're a surfer, you'll love to live right in front of the World-renowned El Porto surf break, best in the south bay. No need to check Surfline, watch the tide from the comfort of your bed. Perfect for families, equipped with under stair storage, side storage and a highly sought after full size 2 car garage. Brand new roof and 2 brand new ac units. Convenient access to LAX, downtown MB, playa vista tech and more! Live a 'vacation lifestyle' all year long with this luxurious beach getaway.

CUSTOMER SHORT:Residential ML#: SB21190702

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12:31:08 PM

**72 The Strand # 5, Hermosa Beach
90254**

2nd Street to Beach Drive



BED / BATH: **2/1,0,1,0**
SQFT(src): **762 (A)**
LOT(src):
PARKING SPACES: **2**
YEAR BLT(src): **1971 (ASR)**
SUB TYPE: **CONDO (A)**
DOM / CDOM: **156/156**

STATUS: **Closed**

LIST/CLOSE:

\$1,199,000/\$1,160,000 ↓

SALE TYPE: **STD**
ML#: **SB20169113**
B TRACT / MODEL:
VIEW: **Yes**
POOL / SPA: No/No
AREA: **148 - Hermosa Bch Sand**

PRICE PER SQFT: **\$1,522.31**
ORIGINAL \$: **\$1,199,000**
COOLING: **None**
HEATING: **Central**
STORIES: **One**
HOA: **\$288 (MO)**

LIST DATE: **08/18/20**

CLOSE DATE: **03/31/21**

CONCESSIONS: **\$0**

PURCHASE CONTRACT: **01/21/21**

CLOSE PRICE: **\$1,160,000**

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

VIRTUAL TOUR: <https://my.matterport.com/show/?m=oTdgjuiEzcm&mls=1> **VIDEO:** <https://vimeo.com/230081873> That beach pad you've been dreaming about is within reach - in beautiful Hermosa Beach. This 2 bedroom, 1.5 bathroom, corner condo with a small ocean peek is part of a newly painted 6 unit beachfront complex, ideally located between the Hermosa Pier and Redondo Beach's King Harbor. Enjoy the best of Strand ownership but with the added privacy and security that an upper rear unit provides. Hear the calming sound of the surf from the unit. A few steps up and you find yourself on a huge common area roof-deck that showcases 180 degree panoramic views of the Pacific Ocean from Catalina Island to the Palisades. A few steps down... you're on the sand! See the famous breakwater from the front deck. Stroll to famous Hermosa and Redondo Piers. The condo features an open concept living room, dining area, galley kitchen, two large bedrooms, a full bath and powder room located all on the same level. This unit is ideal for someone looking to finally downsize and live the simpler, casual beach life (no interior stairs - single level layout) or to start out with a roommate, then grow into as significant life milestones begin to take shape. Grab your board and get out and enjoy that active beach lifestyle you've been working for! With a "Bike Score" of 96 and a "Walk Score" of 82, you won't need your car to enjoy all this beach location has to offer.

CUSTOMER SHORT:Residential ML#: SB20169113

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