

Customer Short

**1516 The Strand, Manhattan Beach
90266**

Ocean and 13th



BED / BATH: **4/3,0,1,0**
SQFT(src): **4,953 (A)**
LOT(src): **3,330/0.07**
PARKING SPACES: **2**
YEAR BLT(src): **2005 (ASR)**
SUB TYPE: **SFR**
DOM / CDOM: **153/153**

LIST DATE: **01/21/22**
PURCHASE CONTRACT: **06/23/22**

STATUS: **Closed**

SALE TYPE: **STD**
ML#: **22120742**
B TRACT / MODEL:
VIEW: **Yes**
POOL / SPA: **No/No**
AREA: **142 - Manhattan Bch
Sand**

CLOSE DATE: **07/28/22**
CLOSE PRICE: **\$16,200,000**

LIST/CLOSE:

\$17,500,000/\$16,200,000 ↓

PRICE PER SQFT: **\$3,270.75**
ORIGINAL \$: **\$17,500,000**
COOLING:
HEATING: **Central, Solar**
STORIES:
HOA: **\$**
BAC: **2.5%**

CONCESSIONS:
TERMS:

A rare and unique opportunity to purchase a private custom built home by one of the most successful developers in the South Bay. The homes features almost 5,000 sf of luxury quality & high end finishes - no expense was spared. This magnificent Modern has 180 degree views from Malibu to Manhattan Beach Pier, just 4 blocks away. The master suite encompasses the entire front portion of the top floor w/ a spacious balcony, his/hers separate cabinets, huge master closet. 2 addtl spacious bedrooms share a large bath. The middle floor features entry way, powder room & great room w/ kitchen & family room & a beautiful glass fireplace. Custom made Koa furniture throughout. Bottom floor features a full bar made of exotic leopard wood w/ white marble counters. Large family & play room w/ fireplace & surround sound. Large bedroom w/ sitting area. Full laundry room & spacious bath to service bedroom. Huge all mahogany wine cellar. Private massage room. 3 stop elevator.

CUSTOMER SHORT: Residential ML#: 22120742

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9:57:32 AM

**1900 The Strand, Manhattan Beach
90266**

19th St & the Strand



BED / BATH: **2/3,0,0,0**
SQFT(src): **3,635 (A)**
LOT(src): **3,328/0.0764 (A)**
PARKING SPACES: **5**
YEAR BLT(src): **1980 (ASR)**
SUB TYPE: **SFR (D)**
DOM / CDOM: **9/9**

LIST DATE: **06/23/22**
PURCHASE CONTRACT: **07/02/22**

STATUS: **Closed**

SALE TYPE: **STD,TRUS**
ML#: **SB22134695**
B TRACT / MODEL:
VIEW: **Yes**
POOL / SPA: **No/No**
AREA: **142 - Manhattan Bch
Sand**

CLOSE DATE: **08/31/22**
CLOSE PRICE: **\$15,573,900**

LIST/CLOSE:

\$15,900,000/\$15,573,900 ↓

PRICE PER SQFT: **\$4,284.43**
ORIGINAL \$: **\$15,900**
COOLING: **None**
HEATING: **Radiant**
STORIES: **Three Or More**
HOA: **\$0**
BAC: **2.5%**

CONCESSIONS: **\$126,100**
TERMS: **Conventional**

Sand, Sea & Sky as far as the eye can see! Presenting a rare opportunity to make one of the most desirable lots on one of the most desirable beaches in California your own. This south facing walk street & Strand location is just a short walk to the Pier and offers panoramic Palos Verdes, Catalina, the Pier and Malibu views. Floor to ceiling windows and expansive decks make the most of the views and extend the living area outside. Custom built for the original owner, this spectacular home is the perfect design for showing off an impressive art collection or simply enjoying the view from almost every point. On the entry level you'll find the inviting main living area. The primary suite occupying the top level is amazing with sitting and office areas, a huge walk-in closet, a sauna and a 2 person whirlpool tub and of course an ocean view deck. At Strand level there's a flexible-use entertainment space / bedroom which opens to a spacious patio. Enjoy all that Manhattan Beach has to offer- fine restaurants, great schools, year round outdoor activities, and convenient access to LAX. With many unique features, this home is a must-see!

CUSTOMER SHORT: Residential ML#: SB22134695

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2804 The Strand, Manhattan Beach 90266

West off Ocean Drive.



BED / BATH: **3/4,0,0,0**
SQFT(src): **2,932 (B)**
LOT(src): **3,481/0.0799 (A)**
PARKING SPACES: **4**
YEAR BLT(src): **1954 (ASR)**
SUB TYPE: **SFR (D)**
DOM / CDOM: **274/274**

STATUS: **Closed**

SALE TYPE: **STD**
ML#: **SB21199790**
B TRACT / MODEL:
VIEW: **Yes**
POOL / SPA: **No/Yes**
AREA: **142 - Manhattan Bch Sand**

LIST/CLOSE:
\$13,499,000/\$12,700,000 ↓

PRICE PER SQFT: **\$4,331.51**
ORIGINAL \$: **\$16,499,000**
COOLING: **Central Air, Electric**
HEATING: **Fireplace(s), Forced Air, Natural Gas, Radiant, Solar**
STORIES: **Three Or More**
HOA: **\$0**
BAC: **2.5%**
CONCESSIONS: **\$0**
TERMS: **Conventional**

LIST DATE: **09/26/21**
PURCHASE CONTRACT: **06/30/22**

CLOSE DATE: **07/21/22**
CLOSE PRICE: **\$12,700,000**

Beachfront Pacific Rim-inspired home providing bright and open living spaces framed in mahogany, copper and travertine. Inspired by the owners' extensive travels, this home has an unconventional design that contradicts the neighboring residences and dominates the house skyline. Enter through the mahogany and glass gate with etched numbers to a serene path leading to both the guest house and main residence. To your right upstairs is the guest suite with unparalleled ocean views and an oversized deck with fireplace and outdoor kitchen. The suite feels like a five star hotel but with kitchenette, fireplace and sumptuous bath. The main residence is captivating with in deck spa, gourmet kitchen and numerous entertaining spaces that allow for common space gatherings as well as separated space for privacy. Currently configured as two bedrooms, three bathrooms and an office (not including the guest suite), it could easily be configured to three or even four bedrooms. The master suite has 11 foot ceilings and a brand new bath that rivals any luxury spa. There is a second living room off the strand downstairs with a wet bar, large temperature controlled wine room and three quarter bath. The quality of construction by Beach House Design and Development really sets this home apart with the highest level of finishes including: sapele mahogany, wide plank walnut floors, custom walnut and zebrawood cabinetry by Winterstellar Designs, Brazilian Michaelangelo marble counters, Ann Sacks and Walker Zanger tiles, custom sandblasted travertine by Reinhardt Bros, Sub Zero, Gaggenau, Fisher Paykel appliances, Lutron lighting, Kallista and Dornbracht fixtures and more. The zen feeling of just being in this property cannot be adequately described or captured by the photos. If you're in the market for a beach home—come experience it.

CUSTOMER SHORT:Residential ML#: SB21199790

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614 The Strand, Manhattan Beach 90266 STATUS: Closed

Cross Streets: 6th St



BED / BATH: **4/3,0,0,0**
SQFT(src): **2,128 (A)**
LOT(src): **3,406/0.0782 (E)**
PARKING SPACES: **2**
YEAR BLT(src): **1950 (EST)**
SUB TYPE: **SFR (D)**
DOM / CDOM: **76/76**

SALE TYPE: **STD**
ML#: **SB19048782**
B TRACT / MODEL:
VIEW: **Yes**
POOL / SPA: **No/Yes**
AREA: **142 - Manhattan Bch Sand**

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

PRICE PER SQFT: **\$5,404.14**
ORIGINAL \$: **\$1,300,000**
COOLING: **Central Air, Gas, High Efficiency**
HEATING: **Central**
STORIES: **Two**
HOA: **\$0**
BAC: **2%**
CONCESSIONS: **\$0**
TERMS: **Cash, Cash to New Loan, Conventional**

LIST DATE: **03/04/19**
PURCHASE CONTRACT: **05/19/19**

CLOSE DATE: **07/11/22**
CLOSE PRICE: **\$11,500,000**

Nothing but skies & sands and the blue Pacific Ocean! Experience oceanfront living at its finest, with stunning views from Malibu to Palos Verdes to Catalina. Walk to shops, restaurants and everything Downtown Manhattan Beach has to offer. Or, relax, sit back and watch the sunset in the comfort of your balcony. The main home was remodeled featuring a gourmet kitchen with stainless steel state-of-the-art appliances, including a wine cooler, ice maker, 4 burner stove with a center grill station, sub-zero refrigerator, microwave oven, oven and a warming drawer. Beautiful granite counter tops were used extensively in the kitchen and bathroom. The bathroom features all of the luxury from a spa tub to a steam shower. The main house is equipped with a sound system allowing music to play in all rooms. The courtyard offers privacy, space and an outdoor shower to wash off the sand. A separate 1+1 unit (located above the garage) is perfect for guests or a tenant, featuring a full kitchen, private entry and ocean views. The laundry room also has it's own private entry, 3/4 bath and an extra room that can be used as a bedroom or office. This is a once in a lifetime chance to own your beautiful home on the strand.

CUSTOMER SHORT:Residential ML#: SB19048782

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**4320 The Strand, Manhattan Beach
90266**

44th Street and The Strand



BED / BATH: **3/1,4,1,0**
SQFT(src): **3,592 (D)**
LOT(src): **1,558/0.0358 (A)**
PARKING SPACES: **2**
YEAR BLT(src): **2019 (SLR)**
SUB TYPE: **SFR (D)**
DOM / CDOM: **23/23**

STATUS: **Closed**

SALE TYPE: **STD**
ML#: **SB22024203**
B TRACT / MODEL:
VIEW: **Yes**
POOL / SPA: **No/Yes**
AREA: **142 - Manhattan Bch Sand**

LIST/CLOSE:
\$10,795,000/\$10,755,000 ↓

PRICE PER SQFT: **\$2,994.15**
ORIGINAL \$: **\$10,795,000**
COOLING: **Central Air, High Efficiency, Zoned**
HEATING: **Central, Fireplace(s), Radiant, Solar**
STORIES: **Three Or More**
HOA: **\$0**
BAC: **2.5%**
CONCESSIONS: **\$0**
TERMS: **Cash to New Loan**

LIST DATE: **02/07/22**

CLOSE DATE: **03/25/22**

PURCHASE CONTRACT: **03/04/22**

CLOSE PRICE: **\$10,755,000**

In dreaming, designing, and executing this truly irreplaceable 5-story oceanfront property by Michael Lee Architects, all elements have been expertly woven together into the ultimate representation of absolute perfection. Earth, air, fire and water stand in a visionary blend of architecture, function, and timeless presence forever making a unique statement along one of the most sought after stretches of coastline in the world. The facade is bold and beautiful, dressed in durable micro-layered Richlite wood and R100 privacy glass, then subtly trimmed in steel. Sitting proudly overlooking expansive views of the horizon which stretch from Palos Verdes and Catalina to the Malibu coastline. Watch endless world-class surf in El Porto from one of the very best vantage points in all of Manhattan Beach - the private, open concept living room perched high above the Strand. Walls of floor-to-ceiling glass capture the shifting moods of the ocean presenting a different backdrop almost hourly. Open the room-height German-made Schüco 77 sliding doors to welcome the ocean air and expand the living area onto the deck beyond, where you can enjoy dramatic sunsets while soaking in your solid copper spa! The modern kitchen is outfitted with a full suite of premium appliance brands: Gaggenau, SubZero and Meile. Pantry shelving and appliance storage options are expertly designed right into the sleek cabinetry custom made by Design Support Woodworking. A 3-sided glass Ortal fireplace expands views of the ocean while seated at the custom built-in dining table. The master suite showcases front-and center views, blackout curtains, and switch glass in the master bath. Dramatic and discreet up and downlighting is used extensively throughout. This custom home holds numerous surprises, such as a media room with nearly 20 foot ceilings, a 2-story green wall and koi pond, top of the line Crestron automation, a four-stop, Italian-made glass and steel elevator from Elevator Boutique, 6 zone HVAC, full interior walk-in surf shower, a car lift-ready garage, a whole house water filtration + three 17 stage reverse osmosis systems, and radiant heat on all 5 floors, as well as both the master balcony and the top floor balcony decks. An innovative home office features a custom sit-stand desk with a large glass black board. Guests benefit from plenty of bonus parking nearby. Walk down the steps from the Strand onto the beach and straight out to some of the best surf in Southern California!

CUSTOMER SHORT:Residential ML#: SB22024203

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

West on 8th Ct from Hermosa Ave, then right on Beach Drive.



BED / BATH: **4/2,1,1,0**
SQFT(src): **3,412 (A)**
LOT(src): **2,391/0.0549 (A)**
PARKING SPACES: **4**
YEAR BLT(src): **2008 (ASR)**
SUB TYPE: **SFR (D)**
DOM / CDOM: **20/20**

SALE TYPE: **STD**
ML#: **SB22024436**
B TRACT / MODEL:
VIEW: **Yes**
POOL / SPA: **No/No**
AREA: **148 - Hermosa Bch Sand**

LIST/CLOSE:
\$8,950,000/\$8,500,000 ↓

PRICE PER SQFT: **\$2,491.21**
ORIGINAL \$: **\$8,950,000**
COOLING: **Central Air, Zoned**
HEATING: **Radiant**
STORIES: **Three Or More**
HOA: **\$0**
BAC: **2.5%**

LIST DATE: **02/25/22**

CLOSE DATE: **05/03/22**

PURCHASE CONTRACT: **03/18/22**

CLOSE PRICE: **\$8,500,000**

CONCESSIONS: **\$5,000**

TERMS: **Cash to New Loan**

A true architectural residence where you can indulge in the surf, sand and sea each day while living on the famous Strand in Hermosa Beach. This oceanfront home for sale, approximately 3,400 sq-ft with 4 bedrooms and 3.5 bathrooms, was crafted by award-winning Modernist architect Michael Lee and luxe coastal builder Dave Baldwin. Smartly designed to offer different experiences depending on your mood, from low-key family living to fun beachfront entertaining. This 3-story home is located along a quiet stretch of the Strand, but only 5 minutes on foot from Hermosa Beach Pier. A special real estate offering where main living spaces, including kitchen, dining room and family rooms, feature soaring 180-degree views of the coastline, from Malibu to Catalina Island. Style highlights include a sleek, open floorplan warmed in exotic Golden Teak wood, plus technical comforts like home automation, radiant heat and soundproof walls and floors, and floor-to-ceiling Fleetwood glass on each level to keep you connected to the beach. Lots of privacy too, since passersby can't see indoors on the 2nd and 3rd levels of this Hermosa Beach property. Take the elevator to the top floor and kick back in the primary suite—a peaceful retreat where you wake to white-tipped waves and luxuriate in sea breezes on your private balcony. The master bathroom features a dual walk-in shower and a retractable skylight where you can count stars at night while soaking in the tub. Easily arrange intimate sunset get-togethers on the spacious 2nd floor balcony with a built-in grill station, or weekend parties on the 1st level, where a bright recreation room seamlessly merges with the Strand. Guests can mingle on the landscaped patio, swim in the ocean or sunbathe on custom wood seating. Later, head out to watch sailboats breeze into King Harbor Marina, or for drinks and dinner in downtown Hermosa Beach, both just minutes away on foot from this meticulously designed home, one of the finest ever offered for sale on the Strand.

CUSTOMER SHORT:Residential ML#: SB22024436

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**4018 The Strand, Manhattan Beach
90266**

The Strand and 41st St



BED / BATH: **3/4,0,1,0**
SQFT(src): **3,115 (B)**
LOT(src):
PARKING SPACES: 4
YEAR BLT(src): **2022 (BLD)**
SUB TYPE: **TWNHS (A)**
DOM / CDOM: **0/0**

STATUS: **Closed**

SALE TYPE: **STD**
ML#: [SB22204743](#)
B TRACT / MODEL:
VIEW: **Yes**
POOL / SPA: No/No
AREA: **142 - Manhattan Bch
Sand**

LIST/CLOSE:
\$7,600,000/\$7,600,000

PRICE PER SQFT: **\$2,439.81**
ORIGINAL \$: **\$7,600,000**
COOLING: **Central Air**
HEATING:
STORIES: **Three Or More**
HOA: **\$400 (MO)**
BAC: **2.5%**

LIST DATE: **09/18/22**
PURCHASE CONTRACT: **09/19/22**

CLOSE DATE: **10/28/22**
CLOSE PRICE: **\$7,600,000**

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

Property sold during construction. Entered for comparable purposes.

CUSTOMER SHORT:Residential ML#: SB22204743

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**4104 The Strand, Manhattan Beach
90266**

The Strand and 41st St



BED / BATH: **3/2,0,0,0**
SQFT(src): **1,948 (A)**
LOT(src): **3,493/0.0802 (A)**
PARKING SPACES: 2
YEAR BLT(src): **1938 (ASR)**
SUB TYPE: **SFR (D)**
DOM / CDOM: **21/21**

STATUS: **Closed**

SALE TYPE: **STD**
ML#: [SB21240143](#)
B TRACT / MODEL:
VIEW: **Yes**
POOL / SPA: No/No
AREA: **142 - Manhattan Bch
Sand**

LIST/CLOSE:
\$6,499,000/\$6,230,000 ↓

PRICE PER SQFT: **\$3,198.15**
ORIGINAL \$: **\$6,499,000**
COOLING: **None**
HEATING: **Forced Air**
STORIES: **Two**
HOA: **\$0**
BAC: **2.5%**

LIST DATE: **11/01/21**
PURCHASE CONTRACT: **11/22/21**

CLOSE DATE: **02/02/22**
CLOSE PRICE: **\$6,230,000**

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

First time on the market in 64 years! Great opportunity to own a single family home on the famous Strand boardwalk in Manhattan Beach. Panoramic ocean views from Palos Verdes to Malibu. Buyer has the opportunity to remodel the existing home or tear down and rebuild their dream house. All telephone poles in the alley are currently being removed and utility vaults are being installed underground. There is nothing finer in life than living on the Strand.

CUSTOMER SHORT:Residential ML#: SB21240143

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**4314 The Strand, Manhattan Beach
90266**

Ocean and 43rd



BED / BATH: **3/3,0,1,0**
SQFT(src): **2,649 (A)**
LOT(src): **3,506/0.0805 (A)**
PARKING SPACES: **2**
YEAR BLT(src): **1990 (ASR)**
SUB TYPE: **TWNHS (A)**
DOM / CDOM: **12/12**

STATUS: **Closed**

SALE TYPE: **STD**
ML#: **SB22062513**
B TRACT / MODEL:
VIEW: **Yes**
POOL / SPA: **No/No**
AREA: **142 - Manhattan Bch**
Sand

LIST/CLOSE:
\$5,275,000/\$5,175,000 ↓

PRICE PER SQFT: **\$1,953.57**
ORIGINAL \$: **\$5,275,000**
COOLING: **None**
HEATING: **Central**
STORIES: **Three Or More**
HOA: **\$0**
BAC: **2.5%**

LIST DATE: **03/31/22**

CLOSE DATE: **05/11/22**

CONCESSIONS: **\$22,000**

PURCHASE CONTRACT: **04/12/22**

CLOSE PRICE: **\$5,175,000**

TERMS: **Cash, Conventional,
Submit**

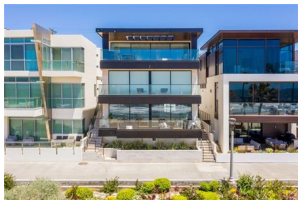
Stunning, Strand front, fully remodeled townhouse. 4314 The Strand was totally renovated in 2020 with a warm, contemporary beach vibe. Feel the sunshine and hear the waves from this majestic 3 bedroom, 3.5 bathroom home. Upon arrival, drop your bags and relax. The main level features a gourmet chef's kitchen with high end appliances, dining room, living room, patio, two spacious guest bedrooms with en-suite bathrooms, and a powder room. Sit back and enjoy a warm fire while watching world class surfing all day long from the open and inviting living room. Grill, entertain, and relax on your private patio with a birds eye view of all the Strand has to offer. Retreat downstairs to your private Master Suite with huge walk in closet, spa worthy master bathroom with jetted tub, extra large shower, and a bidet. Wake up to ocean views and enough space to entertain with family room style arrangements and a fireplace. Slide open the LaCantina doors to your Strand front patio with views from Malibu to Catalina to Palos Verdes and beyond! The beach chairs and sand toys wont require much schlepping from this ocean front, resort like home. Park the car for good, you can walk or bike to just about everything. Stroll over to North Manhattan for top notch dining and shopping. Downtown Manhattan Beach is just a quick bike ride away. Easy access to freeways, LAX, great schools, parks, beaches, and the lifestyle you've been dreaming about.

CUSTOMER SHORT:Residential ML#: SB22062513

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**1208 The Strand # A, Manhattan Beach
90266**

Manhattan Ave to 12th St to Ocean Dr



BED / BATH: **2/2,0,0,0**
SQFT(src): **1,190 (A)**
LOT(src): **3,317/0.0761 (A)**
PARKING SPACES: **2**
YEAR BLT(src): **1969 (ASR)**
SUB TYPE: **CONDO (A)**
DOM / CDOM: **20/20**

STATUS: **Closed**

SALE TYPE: **TPAP,TRUS**
ML#: **SB22105569**
B TRACT / MODEL:
VIEW: **Yes**
POOL / SPA: **No/No**
AREA: **142 - Manhattan Bch**
Sand

LIST/CLOSE:
\$4,999,000/\$4,850,000 ↓

PRICE PER SQFT: **\$4,075.63**
ORIGINAL \$: **\$4,999,000**
COOLING: **Zoned**
HEATING:
STORIES: **One**
HOA: **\$771 (MO)**
BAC: **2.5%**

LIST DATE: **05/02/22**

CLOSE DATE: **08/02/22**

CONCESSIONS: **\$2,500**

PURCHASE CONTRACT: **06/08/22**

CLOSE PRICE: **\$4,850,000**

TERMS: **Cash, Cash to New Loan,
Conventional, Subject To Court**

It's all about location, and you simply can't beat the setting of this luxurious condo located at 1208 The Strand in Manhattan Beach. With breathtaking views of the Manhattan Beach pier and vistas from the Palos Verdes Peninsula to Catalina to the hills of Malibu, this custom residence is a treasure nestled in an architecturally significant building on prime oceanfront property. Two bedrooms and two baths are offered in Unit A, making up the lower-level floor in 1190 square feet of enviable living space. An open-plan living room and dining area take advantage of views from every angle, while floor-to-ceiling glass doors open to ensure indoor/outdoor living year-round. Accessibility to the Strand and the soft white sands of Manhattan Beach are literally steps away, with the blue waters of the Pacific providing the perfect backdrop to glorious days and nights. Savor picturesque sunsets over the Santa Monica Bay from the substantial private deck, wrapped in glass and topped with a linear teak ceiling. Luxuriate in fresh ocean breezes from the inviting living room, dining area and Chef's kitchen, all placed perfectly to appreciate the landscape. The gourmet kitchen features gorgeous white tiles and stainless appliances, with a breakfast bar for extra seating. One bedroom features an en-suite bath clad in Carrera marble and substantial closet space; the additional bedroom includes twin closets and an adjacent bath offering a sumptuous soaking tub. A two-car garage provides ample parking. Completely remodeled in 2019, this condo boasts polished wood floors, a new deck and appliances, designer finishes throughout, A/C, and an upscale coastal aesthetic. Sited just north of the Manhattan Beach pier, it's only a short stroll to the award-winning restaurants and high-end shops of downtown. This impeccable residence represents the epitome of luxurious living by the sea.

CUSTOMER SHORT:Residential ML#: SB22105569

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