

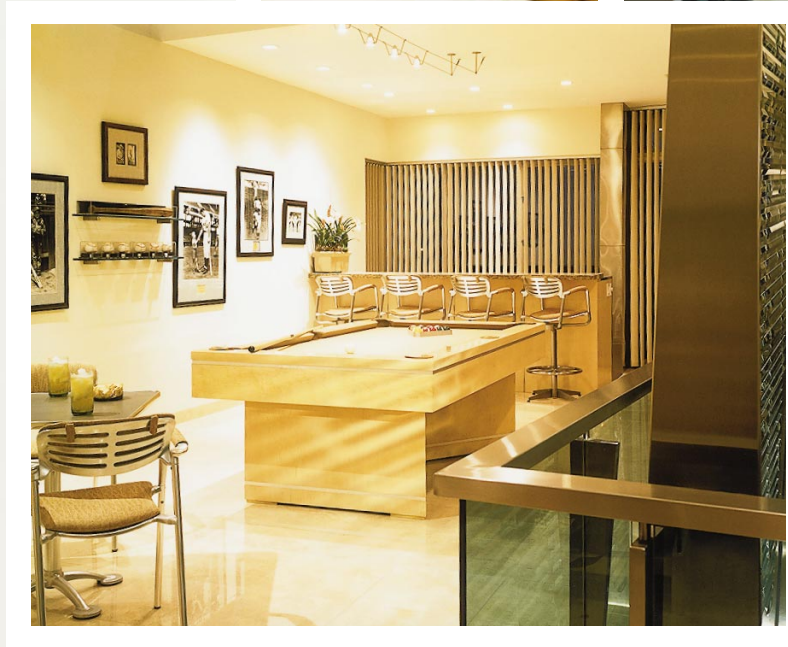


*1212 The Strand, Manhattan Beach*





*The perfect  
combination*  
▼ ▼ ▼  
*longitude, latitude  
and attitude*



*This home is situated in the ideal strand location... walking distance to the pier and downtown Manhattan Beach. It offers spectacular views of crashing surf, white sand beaches and breathtaking vistas from Palos Verdes to Malibu. This one-of-a-kind residence provides a lifestyle that most people can only dream about in their lifetime.*

# 1212 The Strand, Manhattan Beach

## \$5,500,000

*The exclusive seaside city of Manhattan Beach is one of Southern California's most desirable coastal communities, 5 miles from the Los Angeles International Airport and 15 miles southwest of downtown Los Angeles. Manhattan Beach has excellent schools, abundant cultural and recreational opportunities and is smog-free because of our coastal location. Only a select few have the privilege of ocean front living.*

**SQUARE FEET** – 4,609 square feet of indoor living space. Four decks on three separate levels offer more than 800 square feet of additional space.  
**LOT SIZE** – 33 X 100 (3,300 square feet)

**4 Deluxe Bedrooms** – All adjacent to baths and located on the top floor.

**Master Bedroom** – The bedroom retreat is oceanfront with walls of glass. A custom built-in bed, nightstands and pillow storage area connect to a wall of cabinetry with mirrored doors that reflect the ocean and the Manhattan Pier. A television can be viewed from the bed, sitting area or bath. In addition, there is a projection television with an 80" drop down screen. The bath area also offers oceanfront enjoyment while bathing. The 3-sided fireplace (with timer feature) can be enjoyed from the bedroom, sitting area or bathing area. The oversized jacuzzi tub, separate shower, counter tops and flooring are made from unique and hard-to-find slabs of onyx. There is also a small refrigerator and pull-out ironing board. Both walk-in closets have been customized to allow for maximum storage. An oceanfront deck leads off of the master bedroom for outdoor enjoyment. This area has an air conditioning unit.

**Office w/Murphy bed** – This room offers 2 built-in desk areas, divided by a uniquely designed filing and equipment storage area. In addition, a large closet with custom organizers allows for overflow storage. The Murphy bed pulls out when needed, for an additional sleeping area.

**Baths** – Total of 6 baths ( 2 full, 2 - 3/4, 2 - 1/2)

Each bath is individually and elegantly appointed.

**Front Door/ Entrance** – Upon entering the home one is met by an extraordinary 30 foot glass **water wall**. This work of art is the main focal point of the home. Thousands of beveled glass pieces have been placed on the wall to enhance the beauty of captured light. When operating it allows water to run down the face, fall into the lower pool and circulate to the holding tank located at the top of the sculpture. Panlan glass has been used on the front entrance as well as most windows that are north and south facing. It offers privacy while still allowing light to enter the home. In addition, the center of the home is designed with a 10 foot wide glass atrium to create a most unique look and feel.

**Living Room** – Walls of glass, and a spacious deck give this ocean front room stunning ocean views. There is a large area for entertaining and a separate step up area suitable for a piano, table or desk. The room has an ocean facing conversation pit with built-in seating. The north wall is a beautiful design of bird's eye maple cabinetry, cracked glass, and stainless reveals. A faux finished fireplace, with stainless mantel, captures your eye while the home entertainment system and television is hidden behind the cabinetry. A beautiful and uniquely designed 7 foot **salt water aquarium** creates a break between the dining room and the living room.

**Dining Room** – The formal eating area is open and spacious and accommodates seating for ten. While dining, one is surrounded by the elegance of the water wall, the salt water aquarium and transparent cracked glass cabinetry and counter tops. The dining room table is a custom built lighted piece of art.

**Kitchen** – This room is truly a cook's dream with a Sub Zero refrigerator, 3 Thermidor ovens, a griddle, warming drawer, indoor grill, professional hood vent, 2 microwaves, 3 stainless steel sinks, 2 Bosch dishwashers, appliance garage, pantry, spacious storage, center island and granite counter tops.

**Family Room** – Located on The Strand level, this room offers a 60" big screen television, fireplace and pool table. An oversized granite bar area is equipped with four custom stainless steel barstools, a stainless steel sink, Bosch dishwasher, refrigerator, microwave and abundant storage behind maple cabinetry. The large entertainment patio accommodates a table with seating for six, other casual seating and a built-in stainless steel BBQ.

**Gym** – This area offers a complete workout with a Vectra Universal Gym, stationary bike, precor machine and dumbbell stacks. Get in shape while watching the ceiling-mount TV/CR or enjoying the ocean view!

**Laundry Room** – In addition to the washer/dryer there is a double stainless steel sink, an abundance of storage, spacious corian counter tops and a built-in gift-wrapping center.

**Decks** – In addition to the bedroom, living room and Strand level decks, there is a large 3rd story deck. This private deck, carved out of the 3rd floor, is ideal for enjoying the outdoors in a quiet and warm environment. With deck chairs, jacuzzi, refrigerator, sink, sound system and views... this is a great place to relax.

**Garage** – This 3 car garage has extensive storage, a built-in tool wall and a pull down work bench. In addition, the home offers an outdoor parking space and room to park 2 additional cars on the driveway apron. (6 car parking)

## Features

- **State of-the-Art Sound System** – The programmable keypad system allows individualized music settings for multiple zones. Surround sound is featured in the living room, family room and master bedroom. Whether enjoying music or movies...it can all be done simultaneously in the various areas.
- **16 Panasonic phone** instruments with 4 line capability
- **2 steam showers** (gym bath & bath off of upstairs deck)
- **Water softener system**
- **Water heater** incorporates a circulation system with instant recovery
- **2 separate heating units**
- **Air conditioning** in master bedroom
- Built-in soap, shampoo and conditioner stainless **shower dispensers**
- **Keyless entry system** at the front and Strand level entries
- **Locked gates**, at all entries
- **Doorbell** rings through the Panasonic phone system allowing screening of visitors and remote unlocking of entry
- **3 stop dumbwaiter**
- Outdoor shower
- Dog run
- Built-in safe
- Alarm system



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