



205  
20<sup>TH</sup>  
ST.





# Bespoke Luxury

Simplicity, subtle sophistication, deliberate use of texture, and clean lines define this custom luxury residence. This allows for the bespoke features intentionally spaced throughout the home to stand apart as artful design elements. A generous use of wood, metal, stone, and glass compliment artful interior design finishes and selections. Expressive lighting design and sculptural fixtures by Aqua compliment an understated decadence.





The ultimate in upscale entertaining environments are found within this unique, custom coastal home. Sweeping ocean vistas are captured throughout the majority of the uppermost level. Views carry from the living room on the southern end of the home, across the kitchen and breakfast area, picking up again in the formal dining room and the large, covered lanai. Multiple sets of panoramic doors fold away to open both ends of the home, creating a seamless transition of highly sought after indoor/outdoor living. Entertain effortlessly with the kitchen at the center of it all. The open concept kitchen avoids disruption in conversations as guests move from one incredible space to another. A built-in breakfast area is an ideal way to start your day - soaking in ocean views over morning coffee.

Take the four-stop elevator to the beach level below where additional sets of panoramic doors open the entire floor to the large walk-street facing yard. Built-in lounge seating and an al fresco dining deck are perfect for taking advantage of near-perfect SoCal beach weather, plus you're just a short walk to the sand and water.













Set the mood with Crestron controlled custom lighting environments while a Savant media system delivers exceptional sound via indoor and outdoor speakers. Relax indoors while enjoying your favorite sports and shows in one of two beach level lounge areas. Easily keep refreshments close at hand in the wet-bar area complete with a dishwasher and refrigerated beverage center. Gorgeous flush-mount silk chandeliers by Aqua add a perfectly simple yet sophisticated design flair to this intentionally fun-filled leisure space.

Take it one level further by enjoying movie night on the basement level. An acoustically treated home theatre room seats six while a mounted projection system broadcasts to an oversized media screen. Custom wine storage is found behind closed doors nearby. Additionally, a home fitness area sits within reach of chilled water from the beverage center tucked within yet another wet-bar area.









All four bedrooms are conveniently located on the same level along with the laundry room. A double-door entry opens to a private master suite that boasts a sense of richness via impeccable design. Featuring a luxurious linen wall, custom window treatments, built-in shelving and drawers, a linear gas fireplace and a private deck with ocean views, it's a space that delivers a five-star experience. The master bath retreat finds an over-sized soaking tub, a walk-in steam shower, his & hers vanities and a bonus seated vanity. Following the tenets of true contemporary design, the flush-mount silk chandelier by Aqua properly commands attention in this luxurious space. The master closet includes custom organizers and built-in dressers that supports a minimal approach to furnishings.



Three additional bedrooms and the laundry area are found on the north end of the entry level. Two of the bedrooms and a shared 3/4 bath are bursting with colorful contemporary design touches, and the third bedroom enjoys an en suite bath. The 3 car garage currently enjoys built-in storage cabinets and a convenient 2nd laundry area. There's plenty of storage for boards, chairs, bikes and more!



Sand Section walk-street living embodies the best of the beach lifestyle. Easily take a stroll or short bike ride to shop the local boutiques for unique finds and enjoy the many dining options from hometown pubs to Michelin star fine dining. LAX and the tech campuses of Silicon Beach are just a short commute from this incredible location.

# Floorplan

## UPPER ENTERTAINING LEVEL

- Panoramic ocean views
- Multiple sets of folding doors
- Fully transitional indoor/outdoor living environments
- Walk-out living room deck with fireplace
- Ocean view kitchen and breakfast area
- Concealed pantry
- Cabinet faced appliances
- Formal dining room
- Wet-bar area with beverage refrigerator
- Panoramic doors open to covered lanai
- Custom outdoor kitchen
- Outdoor gas fireplace
- Outdoor TV
- Powder room
- Elevator stop

## ENTRY LEVEL

- Formal foyer entryway
- All bedrooms on same level
- Laundry room on bedroom level
- Ocean view master retreat
- Three additional bedrooms
- 2 additional 3/4 baths
- Built-in hall linen storage
- Elevator stop
- Security gate at rear entryway

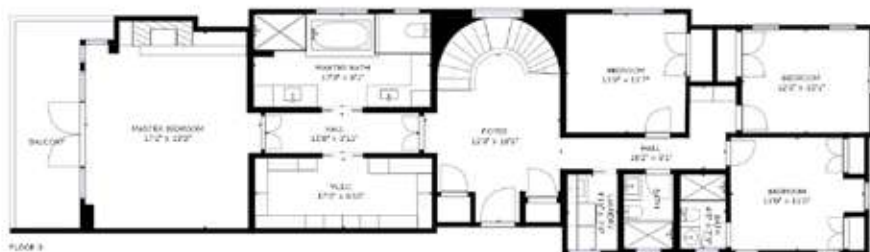
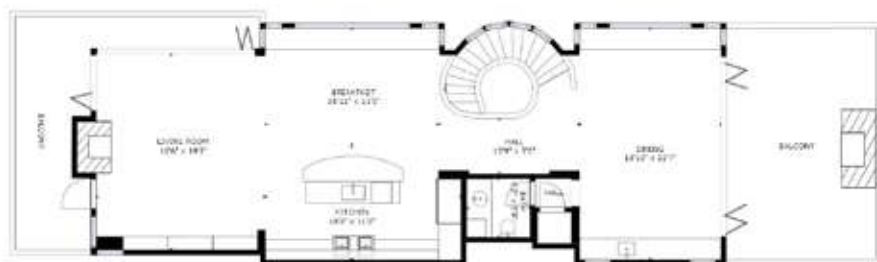
## BEACH LEVEL

- Panoramic doors open fully to walk-street level yard area
- Full wet-bar with built-in buffet
- Dishwasher
- Refrigerated beverage center
- Built-in speakers
- Bespoke lighting elements by Aqua
- Dual lounge areas with TVs
- Powder room
- Elevator stop
- Linear gas fireplace (interior)
- Outdoor dining area
- Built-in outdoor lounge seating
- Outdoor beach shower
- Direct garage access
- Perimeter security cameras

## BASEMENT LEVEL

- Media Room
- Overhead projection system
- Custom Wine Storage
- Fitness area with wet-bar
- Elevator stop
- Powder room





# 205 20<sup>TH</sup> ST. *manhattan beach*



- 4 bedrooms, 6 baths
- 4,747 SF luxury residence
- 2,697 SF walk-street lot
- Just two blocks from The Strand
- Incredible, sweeping ocean views from many vantage points
- Warm, modern design
- Large, landscaped walk-street yard
- Beach room with panoramic doors opening to yard
- Lower level/basement with gym, wine storage and theatre
- 4-stop elevator
- 2 outdoor fireplaces
- Multiple sets of panoramic doors/transitional living areas
- Custom motorized window treatments
- Covered lanai with northern ocean views
- Custom outdoor kitchen with BBQ and extra burner
- Built-in patio heaters
- Skylights
- Speakers wired throughout
- Custom built-in ocean-view casual dining area
- Large formal dining room with full wet-bar/buffet
- Dining room transitions to the covered lanai beyond
- Premium Wolf and SubZero kitchen appliances
- Appliance garage
- Gaggenau steam oven and built-in espresso maker
- Ocean view Master Suite
- Steam shower, large soaking tub and bonus vanity in master retreat
- Large walk-in master closet
- Master bedroom features bespoke lighting by Aqua
- Custom wine storage
- Basement level wet-bar
- Media room with seating for six
- Overhead projection system and over-sized media screen
- Luxurious stone, wood and textile detailing throughout
- Zoned A/C
- Outdoor beach shower
- Perimeter security cameras
- Savant audio system
- Crestron lighting controls
- Secondary laundry hookups in garage

## BAYSIDE

REAL ESTATE PARTNERS

Seller nor listing agent know exact sq.ftg. Multiple sources may report different sq.ftg. Sq.ftg. listed has been sourced from Realist Tax/Corelogic. Buyer to verify sq.ftg.



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