



2806
The Strand





Luxury Exemplified.

- 6 BEDROOM SUITES
- 5 BATHROOMS, 5 POWDER ROOMS
- 6,857 SF + OVER 1,000 SF ROOFDECK
- OVERSIZED, 5,324 SF BEACHFRONT LOT

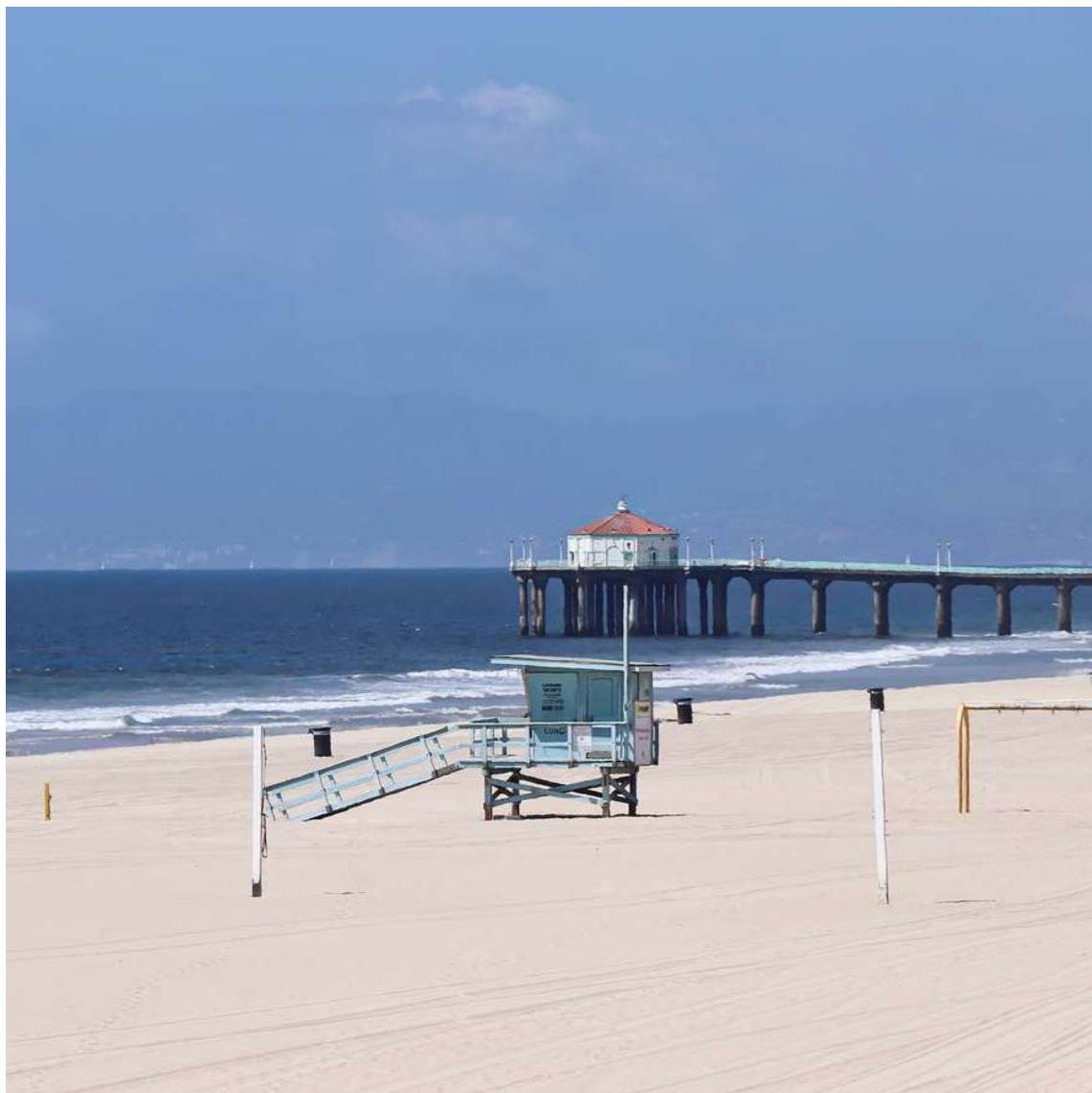
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2806 The Strand is an impressive oceanfront villa that delivers a premium property experience crafted on a scale and magnitude that will leave you speechless with its stunning design elements. Every detail and amenity was painstakingly planned by the original owners; every aspect beautifully considered throughout this extraordinary home.



For those seeking beachfront living but requiring absolute privacy, this is your Strand home. This particular location along Hermosa's north end Strand is notably more quiet and private, as the traffic from Hermosa Avenue is diverted up to Manhattan Avenue at 27th Street, leaving this stretch typically travelled by homeowners and foot/bike traffic. Ideally positioned practically equidistant to the Downtown areas of both Manhattan Beach and Hermosa Beach, this is a prime Strand location to serve as home base within a vibrant local culture.



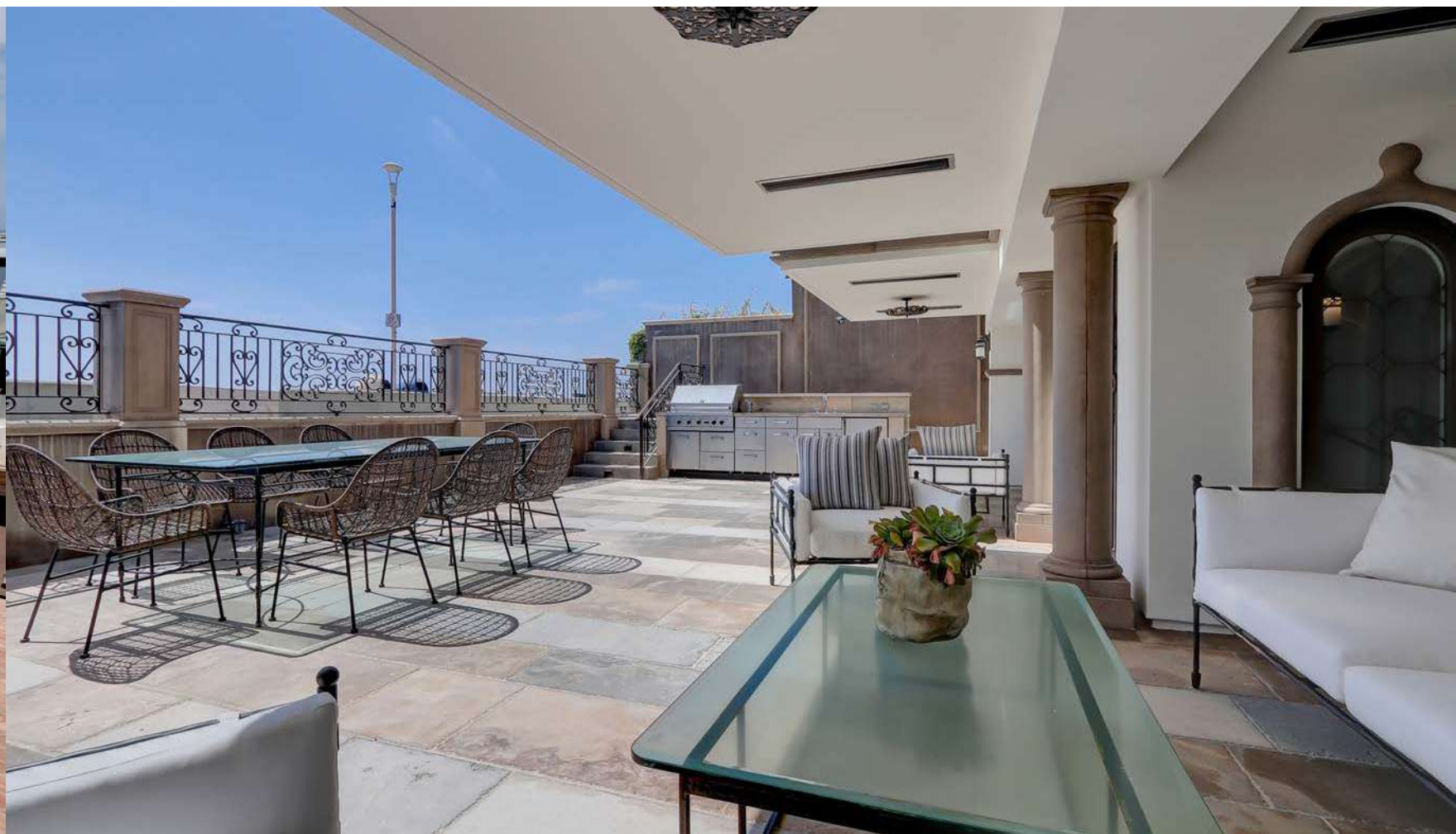


actual view









This is one of the deepest lots on the Strand, affording an exceptionally large footprint, which in turns allows for a rare, oversized rooftop deck - one of the largest found in the South Bay! The width of the lot offers a generously sized beachfront patio that is more privately tucked away than most neighboring lots.

There is a selection of generous formal and informal living and entertaining spaces, which include a beach level Great Room, media/screening room and a flexible bonus room that could be used as a home gym, sound studio, art studio, yoga room, or to showcase the finest private collections. "Wherever you are the space is as big as it is comfortable, but not too large. That was important to us," says the homeowner.

With nobody to please but themselves, the original owners worked closely with local architect Edward C. Beall, to bring to life a singular vision born free from creative constraints or conflicts of personality. Building one's forever home is not a labor of love that just anyone gets to explore. "It was quite the experience getting to build with a limitless budget," the homeowner reminisced, "We were able to dream it into existence. We built it for us and the enjoyment of those closest to us."

The details are densely layered, internally and even externally, with elements and aspects that do not reveal themselves immediately - they are discovered and experienced casually, exposing surprises at every turn. Effortless notions such as the rooftop laundry chute access, which makes cleaning up after lavish entertaining events a breeze, are signatures of the thorough planning that went into creating this irreplaceable trophy home.







On the uppermost level, an antechamber, with its own marble inlay floor medallion, clearly defines the Master “apartment” of this grand home. Flooded with soft natural light from a skylight overhead, the rotunda opens to the master bathroom opposite a world-class dressing closet. “I wanted the biggest closet you’ve could imagine, and then I decided to double it,” says the homeowner when discussing intentional design elements



of the home. A full wet bar is another purposeful forethought “We wanted to enjoy our morning coffee without having to disrupt our enjoyment of our morning ocean views.” The bedroom retreat extends to an attached home office (or nursery) that opens to a private viewing deck. Few Strand homes accomplish such a sense of privacy while also showcasing that edge-of-the-world living experience that only a handful of individuals can obtain.











Room to entertain was vital to the vision of the home. Appliances and kitchen tools are artfully concealed behind custom cabinetry. "We didn't want it to look too 'kitcheny' let alone industrial," the architect explains. "Instead we have created another living space." The kitchen is finished with copper sinks, a gorgeous 5 ft La

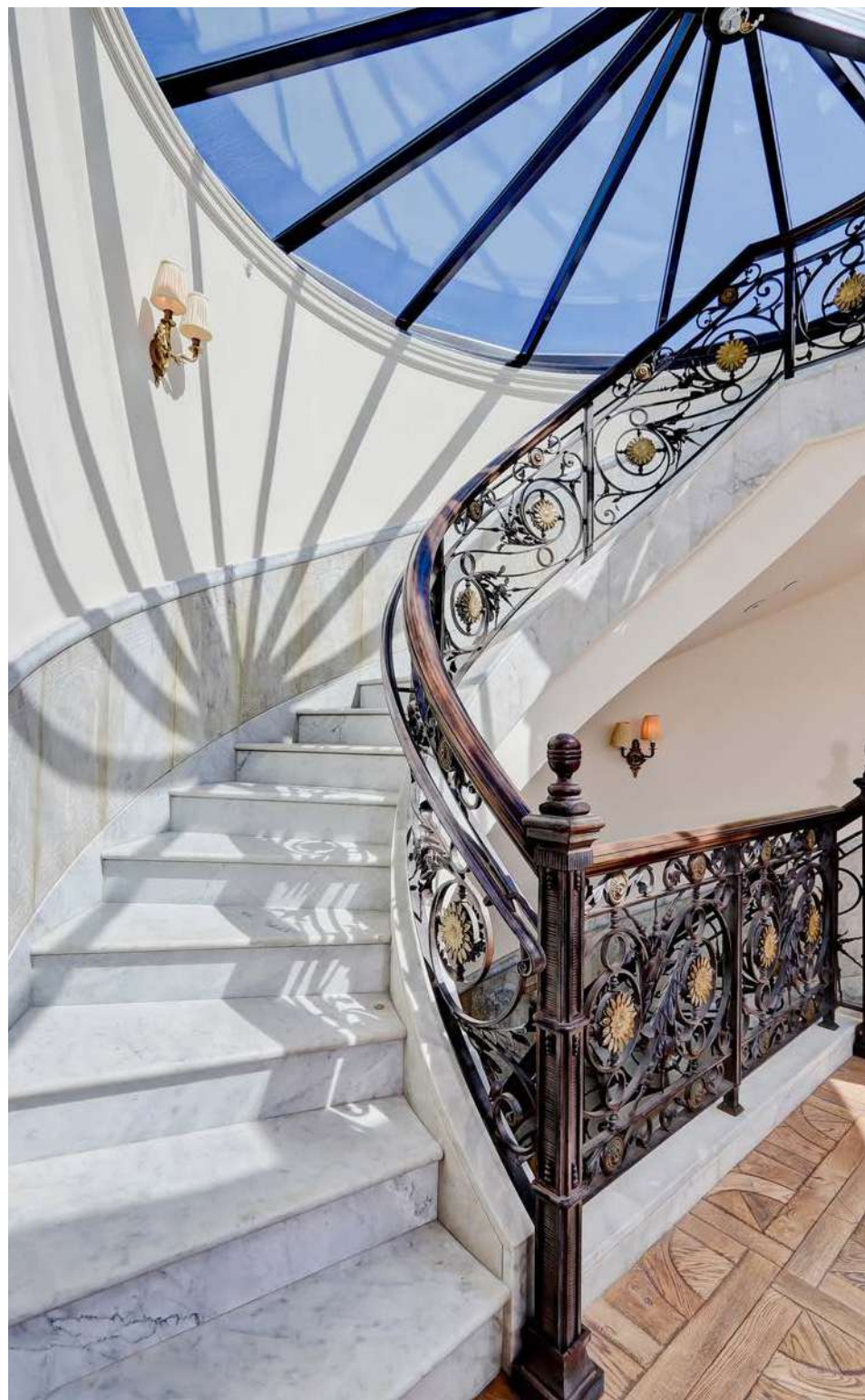
Cornue range, pull-out pantry cabinets, and a full suite of Miele appliances that include a steam oven and built-in espresso maker. Pocket doors on either end allow you to close off the kitchen when entertaining on a large scale - concealing the active working space while maintaining your dining and living areas as elegant focal points.

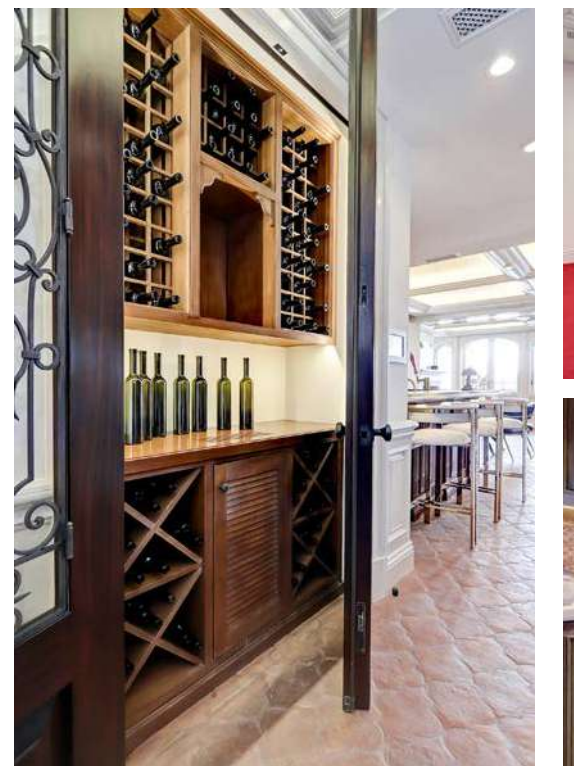




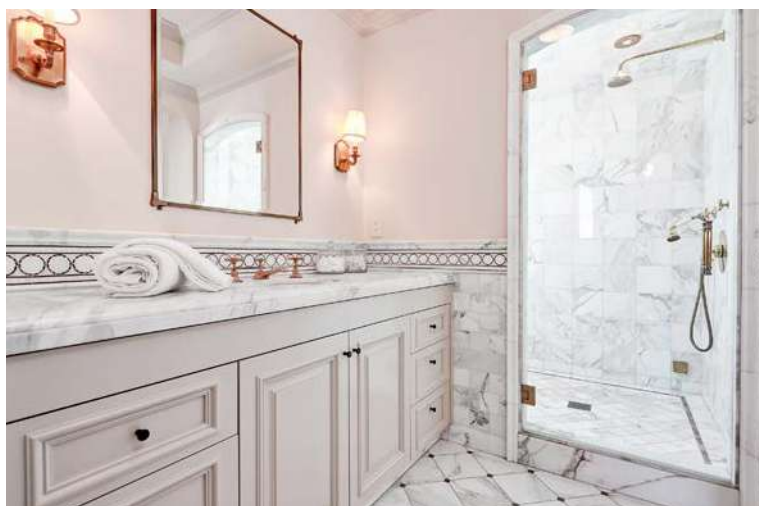
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"We wanted to offer our guests different experiences as they moved around the house."











Details

- Luxury oceanfront villa
- 6 bedroom suites, 5 bathrooms, 5 powder rooms
- 6,857 sf + over 1,000 sf roofdeck
- Oversized, 5,324 sf beachfront lot
- 16' diameter retractable skylight roof-top access
- Panoramic ocean views from many vantage points throughout
- Expansive beach level patio
- Crestron smart-home system throughout
- Handmade, imported 8 ft copper entry doors
- Copper rain-gutters
- Hand-laid Italian mosaic tile entry floors
- Gold leaf baroque ceiling detail in entryway
- Intricate, curved wrought-iron staircase railings
- Radial-cut slab marble stairway wainscoting
- Hand-carved wood floors & imported Italian tile floors
- Gorgeous coffered ceiling details throughout
- Multiple decks for outdoor living
- Panoramic living room deck doors
- Incredible artisan crafted millwork throughout
- Rooftop deck engineered for addition of future pool
- Powder room & outdoor shower on rooftop deck
- Guest retreat with ground-level accessibility ramp entrance
- Generous walk-in closets in most guest suites
- Owner's "apartment" with sweeping panoramic ocean views
- Marble inlaid master entryway floor medallion
- Stained cathedral glass tub backdrop in master bath
- Hand-carved Roman marble tub & sinks
- Brass plumbing fixtures
- Custom HVAC register covers throughout
- Carved, solid-wood doors throughout

Amenities

- Zoned conditioning & heating
- Elevator + dumbwaiter
- Built-in patio heaters
- Three grand fireplaces
- Two Viking outdoor kitchens
- Built-in speakers throughout
- 3 car, side-by-side garage
- Bonus freezer in garage
- Security doors and gates
- Security cameras

Beach level Great Room

- Coffered ceiling with cove lighting
- 800 gallon saltwater aquarium
- Fireplace
- Guest bath
- Wine Cellar
 - Boston-inspired bar
 - Kegerator & tap
 - Copper sink
 - TV
 - Built-in microwave

Gourmet kitchen

- Ocean view working spaces
- Copper apron sink & prep sink
- 5 ft La Cornue range
- Miele Steam oven
- Cabinet-faced beverage refrigerator
- Triple dishwashers
- Built-in Miele espresso machine
- Cabinet-faced Miele refrigerator
- Pull-out pantry shelves

Home Theatre

- seating for 8
- wet bar
- powder room

Laundry/utility room

- Laundry chute
- Dual washer & dryer sets
- Ample under-stair storage

Home gym/bonus room

- Flexible space could be used as
 - Sound/recording studio
 - Art studio
 - Yoga/dance studio
 - Collection showroom

Private Master retreat

- Full wet bar
- En suite home office or nursery
- Intimate viewing deck
- Expansive dressing closet
- Custom his & hers dressers
- Shoe display shelving
- Handbag display cabinets
- Suit cabinets

Grand master bath

- Multi-person rain & steam shower with bench seating
- Carved marble soaking tub
- Brass plumbing fixtures
- Carved marble vanity sinks

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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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