



## **125 8th Street, Manhattan Beach, CA 90266**

A coastal Cape Cod luxury retreat located within one block of The Strand. Attain that essential work-life balance by simply walking through your own front door. This custom home's distinctive design evokes a sense of casual comfort through a fusion of eclectic elements, exotic natural materials and rich finishes.

A beveled glass surround adds a touch of elegance to the home's entryway. Follow the stairs upward to the main living and entertaining areas that offer gorgeous ocean and beach views from many vantage points throughout. The living room extends to a wrap-around deck that takes in front-and-center views. Exquisite finishes such as crisp, white wainscoting, a delicate iridescent tile fireplace surround, shiplap finished gable ceilings and woven rattan ceiling fans deliver a truly refined coastal environment in which to relax and enjoy entertaining both family and guests.

Step up to the chef's kitchen which is situated at the heart of the home. Seamlessly connected to all the main entertaining areas, the kitchen offers an open concept working space. From the oversized center island topped with leather finished granite counters, to cabinet faced premium appliances, to delightful details discovered in the backsplash and drawer pulls, this kitchen is flawlessly executed. Built-in wine refrigeration, double ovens, a warming drawer and large pantry are just some of the many amenities that make this space exceptionally functional.

The kitchen naturally flows to an elegant formal dining area with high ceilings and a built-in buffet. Beyond the dining area bi-fold French doors open to a formal study (or 5th bedroom), which is finished with stately shiplap covered gable ceilings and opens to a large ocean view deck. Splendid wall coverings and a charming wood-cased portal window accentuate the guest powder room area.

The main level finds three-bedroom suites and the laundry/utility room. The master suite is situated on the south end, taking advantage of private ocean views. It is a sophisticated retreat featuring exceptionally executed designer details such as wood-cased portal windows, shiplap ceilings, a fireplace with marble surround, double sets of French doors, designer window coverings and caged glass linen cabinet doors.

The master bath presents an over-sized jetted tub for easing the day away, as well as a separate walk-in shower with bench seating, toiletries shelf and multiple shower heads. Step up into the walk-in closet that is finished with custom closet organizations complete with built-in dressers and shoe shelves. Elevated design selections such as marble basket-weave floor tiles and marble countertops flawlessly complete this inner-sanctuary.

Two additional, well-appointed bedroom suites are found on the north end with shared access to a balcony. The full laundry/utility room is conveniently located on this main bedroom level and it features a folding counter, side-by-side appliances and a utility sink with hanging drying bar. The hall linen storage is beautifully finished with caged glass doors.

A 3-stop elevator delivers to the beach level below, and the home also enjoys zoned air-conditioning, all powered by solar energy!

Kick off your shoes and relax in the beach room that opens direct to the large front yard space. Entertaining is made easy with a full bar and kitchenette area complete with a built-in electric cooktop, microwave, dishwasher, refrigerator and freezer drawers and icemaker. Gather on the elevated patio to soak in those incredible beach and ocean views while waving to neighbors as they pass by on the walk-street. Rinse off the beach sand from the outdoor shower before heading back inside. The beach level also features what is now a home gym but could be used as a guest bedroom and a full bath. Step up to access the over-sized 3 car garage - a rarity this close to the water!

Park the car and stroll to all the community activities downtown and at the beach. Easily shop the local boutiques for unique finds and enjoy the many dining options from hometown pubs to Michelin star fine dining, all within walking distance of this incredible luxury residence. Life at 125 8th Street can be one long weekend without sacrificing a distinctive esthetic!

#### **FULL HOME DETAILS & FEATURES**

- 5-bedroom suites
- 5.5 bathrooms
- 3,929 SF luxury residence, 2,681 SF lot
- Built in 2012
- Timeless Cape Cod design & finishes

- Ocean views from many vantage points throughout
- Solar powered home
  - Whole-house solar
  - Battery back-up system
  - Natural gas generator
  - Significant electric utility savings
- Zoned air-conditioning & heating
- Whole-house water filtration system
- Tankless hot water heaters
- Custom Audio/Video system
- Exterior perimeter security cameras
- 3-stop elevator
- Built-in speakers throughout entertaining areas
- Elegant wainscoting & fine artesian millwork throughout
- Classic muntin window details
- Wood cased windows
- Wide-plank Brazilian walnut hardwood floors
- Programmable lighting environments
- ReQuest premium whole-house music system
- Designer window coverings
- Central vacuum

#### **BEACH LEVEL**

- Elevated ocean & beach view entertaining patio
- Additional ground-level patio area
- Outdoor shower
- Beach Room with bar & kitchenette
  - Microwave
  - Built-in electric cook-top
  - Dishwasher
  - Refrigerator & freezer drawers
  - Ice maker in freezer
  - Leathered granite counters
  - Wainscoting & crown molding
  - Ship-lap finished ceiling
  - Custom A/V systems
- Beach room level bedroom/gym
- Bi-fold interior French doors
- Full bath on beach level
- Utility/media component closet
- Over-sized 3 car garage with parking for beach cart
- Custom built-in garage storage cabinets

#### **ENTRY LEVEL**

- Entry/Foyer with elegant beveled glass front door surround
- Master Retreat
  - Private ocean view deck
  - Double sets of French doors
  - Fireplace
  - Shiplap finished ceiling
  - Crown molding detail
  - Portal windows
  - Built-in linen storage
  - Basket-weave pattern Carrara marble floor tile
  - Heated bathroom floor
  - Wired & ready for bathroom TV
  - Over-sized jetted tub
  - Carrara tub deck
  - Separate walk-in shower with bench seating
  - Pillowed subway tiles
  - Multiple shower heads
  - Built-in toiletries shelf
  - Carrara countertops
  - Walk-in closet
  - Custom closet organization
  - Built-in dressers and shoe shelves
- Full sized laundry room
  - Brazilian blue marble counters
  - Folding counter
  - Utility sink
  - Drying bar
  - Side-by-side appliances
- Elegant hallway linen storage
- Two additional bedroom suites
  - One suite features a full bath
  - Second suite features a 3/4 bath
  - Subway & glass tile details
  - Marble hex and linen floor tiles
  - Wainscoting & crown molding
  - Security camera in one bedroom
  - Conjoined rear deck

#### **UPPER LEVEL**

- Shiplap finished gable ceilings in living room & office
- Multiple skylights welcome natural light
- Wainscoting & custom built-in shelving in living room
- Dual sets of sliding doors to wrap-around living room viewing deck
- Sophisticated island-inspired ceiling fans

- Portal accent windows
- Highly appointed chef's kitchen
  - Cabinet faced appliances
  - Carrara marble mosaic lower backsplash tile
  - Mother-of-Pearl upper backsplash
  - Double ovens
  - Warming drawer
  - Pantry
  - Built-in wine refrigerator
  - Dedicated reverse osmosis faucets
  - Dedicated Instahot faucet
  - Over-sized island topped with leathered granite
  - Carrara marble countered with beveled edge
  - Custom finished range hood
  - Recessed LED lighting
  - Seamlessly connected to main entertaining areas
- Built-in dining area buffet with premium iridescent tile backsplash
- Ocean view study/5th bedroom with 3/4 en-suite bath
- North and South facing decks with ocean & beach views

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BAYSIDE

REAL ESTATE PARTNERS

Seller has listing agent in one state only. Multiple sources may report different sq.ft. Sq.ft. listed has been sourced from:  
Bosch Tax/Coaching. Buyer to verify sq.ft.



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