



ML# : S11023930

114 N Poinsettia AV Manhattan Beach 90266 List Price \$ 4,495,000 - Sold Price: \$ 4,460,000



Basic Information

Status: **Closed Sale**
Property Type: **Single Family Residence**
Map Book: **732G7**
Year Built: **2007**
Sqft/Source: **6,400/Builder's Data**
Lot Sqft/Source: **7,497/Assessor's Data**
View: **Catalina, City Lights, Coastline, Ocean, Panoramic**
Assoc Dues:

Interior Features

Bedrooms: **5**
Bath(F,T,H,Q): **3, 3, 0, 0**
FirePlace: **Family Room, Living Room**
Cooling: **None**
Laundry: **Individual Room**
Rooms: **Master Bedroom, Walk-In Closet, Basement, Entry, Family Room, Great Room, Gym/Exercise, Living Room, Study/Office**
Eating Area: **Breakfast Counter / Bar, Family Kitchen, Formal Dining Room**
Floor: **Ceramic Tile, Hardwood**
Utilities:

Property Description

Custom built Hill Section home by renowned architect Doug Leach is located on a rare corner lot with astounding PV to Malibu ocean views. This beautiful 2007 Montecito styled home features 5 bedrooms, 6 bathrooms plus an office with approximately 6,400 Sq. Ft. of living space. The grand kitchen is designed for entertainment complete with professionally equipped appliances including Wolf duel fuel range, Wolf double ovens and warming drawers, Kitchen Aid refrigerators and dishwashers. Enjoy the Gym, pre-wired for a Home Theater. Relax in the solar heated, therapeutic salt water pool and Jacuzzi located in the front home.courtyard, providing privacy and ocean views. Don't miss the lushly landscaped grassy side yard. High-end features throughout including custom cabinetry from His Life Woodworks, authentic 1920's era light fixtures, hand painted tiles, built-in Crestron touch screen sound system, Loewen doors and windows, full plank hand distressed hardwood and tile floors throughout.

Presented By

Contact: **Daniel O'Connor** CellPhone: **310-261-7756**
Contact DRE: **01384632** Fax: **310-372-0511**
Office: **Shorewood Realtors, Inc.**

Exterior Features

Pool: **Yes**
Spa:
Patio: **Slab, Stone**
Sprinklers: **Timer**
Structure: **Custom Built, Skylights, High Ceilings (9 Feet+), Pantry, Balcony, Living Room Balcony**
Outdoors: **Landscaped, Lawn, Yard, Sprinkler System**
Fence: **Stucco Wall**
Roofing: **Spanish Tile**
Lot/Community: **Corner Lot, Sidewalks, Curbs, Fenced**
Legal:

School Information

School District: **Manhattan Unified**
Elementary:
Junior High:
High School: **MCHS**