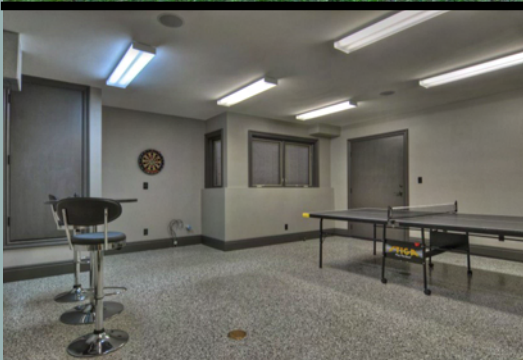




the ED KAMINSKY REAL ESTATE TEAM



230 Anderson Street, Manhattan Beach, CA
Offered at \$4,295,000

230AndersonSt.com

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230 Anderson Street

Manhattan Beach

Estate Living Blended with Casual Coastal Flair
Open House Details for February 10th and 12th



DRE#00958114

230AndersonSt.com



Welcome!

The original owners built this home on a design that would capture their love of coastal living while inspiring and cultivating their favorite leisure activities, which included an enjoyment of exotic automobiles and the creation of fine art. The home was also built for outstanding entertaining and socializing, with a breath-taking upper level intended to accommodate quiet intimate gatherings as well as large formal events. They sought to bring the refined elements of French seaside living into their own private corner of Manhattan Beach. **Enjoy!**

Open House Notes

- 4 bedrooms, 4 full baths, 2 guest baths
- 6,135 sf home; 6,500 sf hilltop lot
- Impressive OCEAN VIEWS
- Custom built in 2005
- Formal entryway
- Library/Study
- Home Cinema Room wired & ready for projection system
- Total blackout curtains in home cinema
- Plumbing for add'l bath in theatre room
- 3 stop elevator
- 3 bedrooms on entry level
- Guest quarters on basement level



- 3 fireplaces; outdoor Viking kitchen
- Covered veranda for *al fresco* dining
- Top-of-the-line stainless appliances
- Triple bull-nose granite counters
- Full butler's pantry
- Formal dining room & breakfast area
- Family room with wet-bar
- 1,200 bottle wine cellar
- Personal home fitness room
- 4 car garage + showroom + workroom
- Spectacular master suite opens to yard
- Extremely private backyard
- Exterior stairway to upper veranda level
- Formal living room + sitting room
- Richly appointed master bedroom suite
- One of the Nation's top school districts



- Custom built by original owners in 2005, this 4 bedroom home measures over 6,100 square feet and offers incredible ocean vistas from the main entertaining areas.
- The 6,500 sqft lot is situated on a premium street in the sought after Hill Section of Manhattan Beach. It is a low-traffic street usually travelled mainly by the residents of Anderson Street which adds to the privacy and relative seclusion of the home.
- 2 of the auxiliary rooms have full plumbing behind the walls, offering convenient potential for future re-design and possible addition of supplementary bedrooms and bathrooms, if necessary.
- The upper level finds the majority of the main entertaining areas with a formal *salon* and sitting room that capture and showcase the impressive vistas, open ocean view breakfast area, the fully customized kitchen, an elegant formal dining room, a large family room with wetbar, and an inviting covered terrace area overlooking the private backyard.
- The covered terrace features a customized outdoor kitchen complete with Viking grill, refrigerator and prep sink. There is a patio fireplace and the ceiling has gas lines plumbed and ready for installation of outdoor heaters.
- For the automobile enthusiast, a 4 car garage can even be expanded to a 6 car garage by removing a non-load bearing wall or use the garage rooms as is, for a workroom and hobby room. Potential for an at home recording studio is also easy to visualize.

Tour this home online at

230AndersonSt.com