

# **\$2,450,000 - 606 N Ardmore Avenue, Manhattan Beach**

MLS® #SB20063984

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## **\$2,450,000**

3 Bedroom, 3.00 Bathroom, 3,321 sqft  
Residential on 0 Acres

N/A, Manhattan Beach, CA

Iconic modern home... designed by award winning world acclaimed architect; Antoine Predock! Come look at this A+++ location and flat lot... 8750 sq ft; The lot has 94 ft of frontage. Directly across the street is the greenbelt...mighty private! Never to be built on! 5 blocks to the ocean and 4 blocks to downtown...did I mention all flat blocks...no big hills to climb!

This exquisite three story ocean view home is a rare gem. Built of glass and concrete with an inviting black bottom pool. This home was a statement in 1993 when it was constructed using shoji glass screens to modulate the light and the views, concrete flooring, indoor/outdoor living at its finest!

There are three floors. Each floor has its own fireplace and outdoor unique space.

The lower entry level has the main kitchen/great room, two bedrooms with their own baths, 3 sets of glass French doors leading to a large private secluded outdoor space for parties and entertainment surrounding the black-bottom pool. The second floor, which is built around a 23 sq ft outdoor deck. has an L shaped living...call it an office, family room, extra living for guests! The top floor is often used as a master retreat. bedroom area, enclosed work space, walk in closet, master bath with soaking tub, slate walk in shower...again private yet extensive use of shoji screens and floor to ceiling glass walls, doors, and screens utilized for light and views.



Built in 1993

## Key Details

Year Built	1993
Days on Market	11
Combined DOM	<a href="#">11</a>
Close Date	June 20th, 2020
Status	Closed
Current Price	\$2,450,000
Orig. list price	\$3,300,000
Date Listed	March 30th, 2020
MLS® #	SB20063984
APN	4169001009

## Additional Info

Style	Modern
Stories	3
Stories	Three Or More Levels
Parking Spaces	6
Garage Spaces	2

## Co-Agent

Agent	Michael Freeman
Office	Compass

## Community Information

Area	Manhattan Beach Hill (144)
Subdivision	N/A
Zip Code	90266
County	Los Angeles

## School Information

Elementary	ROBINS
Middle	MANBEA
High	MIRCOS
District	Manhattan Unified

## Exterior

Lot Description	Front Yard, Near Public Transit, Lot Shape-Irregular, Value In Land, Level with Street, Percolate
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Lot Size (sq. ft.)	8,781
Lot Size (acres)	0.20
Has Pool	Yes
Pool	Private Pool, Heated, Black Bottom, Permits

### **Amenities**

View	Neighborhood, Peek-A-Boo View, See Remarks
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### **Interior**

Interior Features	2 Staircases, Ceiling Fan, Granite Counters, Living Room Deck Attached, Open Floor Plan, Pantry, Copper Plumbing Partial
Square Footage	3,321
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Appliances	Gas & Electric Dryer Hookup, Built In Range, Dishwasher, Electric Oven, Garbage Disposal, Microwave, Range/Stove Hood, Gas & Electric Range, Water Heater Unit
Heating	Central Furnace
Cooling	See Remarks
Fireplace	Yes
Fireplaces	Family Room, Living Room, Master Bedroom, Gas Starter, Wood

### **Listing Details**

Listing Agent	Susan Freeman (00912308)
Listing Office	Compass

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