

\$3,295,000 - 641 35th Street, Manhattan Beach

MLS® #SB21047084

\$3,295,000

5 Bedroom, 4.00 Bathroom, 3,802 sqft
Residential on 0 Acres

N/A, Manhattan Beach, CA

Gorgeous Family Home on a large oversized Tree Section lot. Five bedrooms plus an office, library or exercise room. Spanish exterior, all new paint in & out, hardscaped patio w/fireplace & patio heaters + 3-car detached garage off alley. Soaring ceilings w/exposed heavy beams, three fireplaces & Brazilian hardwood floors. This layout is perfect for families & entertaining. Giant Living Room has dramatic fireplace, soaring vaulted ceilings & adjacent Dining area. Open Kitchen has large island w/downdraft cooktop, breakfast bar, nook, Subzero & stainless steel appliances incl'g wine fridge. Adjacent Family Room opens to backyard via 2 sets of French doors, has large fireplace & built-in entertainment center. Main Bedroom Suite has fireplace, massive wood-beamed/vaulted ceilings, French doors w/two Juliet balconies & versatile sitting area that could be a nursery/office/gym. Main Bathroom has 2 vanities, large shower, sep tub & walk-in closet. 2 additional Bedrooms upstairs are quite large & have vaulted ceilings with massive, exposed wood beams. Large Laundry Room also upstairs w/wash basin & storage. A/C w/4 zones. Spacious 3-car garage has alley access, amazing storage capabilities + parking for 3 cars in front and 3 car garage off alley in back. Award-winning Manhattan Beach School District. Great investment area. One of the larger tree section lots on a wonderful street, two blocks to Sand Dune Park, 5 minutes to the beach. Easy access to 405, LAX &



Manhattan Village Mall.

Built in 1997

Key Details

Year Built	1997
Days on Market	43
Combined DOM	43*
Status	Active Under Contract
Current Price	\$3,295,000
Orig. list price	\$3,458,900
Date Listed	March 12th, 2021
MLS® #	SB21047084
APN	4174005029

Additional Info

Stories	1
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Parking Spaces	3
Garage Spaces	3

Community Information

Area	143 - Manhattan Bch Tree
Subdivision	N/A
Zip Code	90266
County	Los Angeles

School Information

High	Mira Costa
District	Manhattan Unified

Exterior

Lot Description	Lawn
Lot Size (sq. ft.)	5,403
Lot Size (acres)	0.12
Pool	None

Amenities

View	Trees/Woods
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Interior

Interior Features	Bedroom on Main Level, Jack and Jill Bath, Utility Room, Walk-In Closet(s)
Square Footage	3,802
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room, Master Bedroom

Listing Details

Listing Agent	Ross Cohan (00785023)
Listing Office	Beach City Brokers

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