

# \$2,250,000 - 804 Duncan Avenue, Manhattan Beach

MLS® #SB19139844

## \$2,250,000

3 Bedroom, 4.00 Bathroom, 2,119 sqft  
Residential on 0 Acres

N/A, Manhattan Beach, CA

Hill Section or Sand Section? This home has it all, and is an incredible value sitting among homes 3 to 5 times its price. Situated in the prestigious MB Hill Section with neighbors on one side and on a wide open street looking out at the lush greenbelt, this home also sits directly across from the Sand section, making it the best of both worlds. Proximity to the sand and ocean, yet spacious privacy. The home itself is extremely bright and gorgeously remodeled with 3 bedrooms, 2.5 bathrooms and style, sophistication and serenity. The first level has a proper entry open to a spacious living room with vaulted ceilings, fireplace and artistically crafted walls. Beyond and separate is the kitchen great room complete with a gourmet™s dream custom kitchen, counter seating, dining area and ample family room and fireplace, perfect for those looking for an open floorplan to share evenings with family and friends. There is an extremely private deck off the living space, ideal for BBQing or just enjoying a quiet evening. Also on the first level is a powder room and an oversized two car garage with storage and direct access to the home. Upstairs are all three bedrooms. The beautiful master with vaulted wood ceilings and a deck that commands wonderful sunset views as well as the master bath and walk in closet. The additional two bedrooms are large with substantial closet space and a clever Jack & Jill bathroom featuring two individual sink/toilet areas separated by the shower.



Built in 1978

## Essential Information

MLS® #	SB19139844
Price	\$2,250,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,119
Acres	0.07
Year Built	1978
Type	Residential
Sub-Type	Single Family
Status	Pending

## Community Information

Address	804 Duncan Avenue
Area	Manhattan Beach Hill (144)
Subdivision	N/A
City	Manhattan Beach
County	Los Angeles
State	CA
Zip Code	90266

## Amenities

Parking Spaces	4
Parking	Driveway, Garage - Single Door
# of Garages	2
View	Hills View
Pool	None

## Interior

Interior Features	Balcony, Cathedral-Vaulted Ceilings, High Ceilings (9 Feet+), Living Room Balcony, Living Room Deck Attached, Recessed Lighting, Storage Space, Two Story Ceilings
Appliances	Dishwasher, Freezer, Garbage Disposal, Gas Oven, Gas Range, Gas Stove, Microwave, Range/Stove Hood
Heating	Central Furnace

Cooling	None
Fireplace	Yes
Fireplaces	Family Room, Living Room
# of Stories	2
Stories	Two

### **Exterior**

Lot Description	Landscaped, Lawn, Park Nearby, Sprinkler System
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### **School Information**

District	Manhattan Unified
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### **Additional Information**

Date Listed	June 13th, 2019
Days on Market	99
Zoning	MNRS
HOA Fees	0.00

### **Listing Details**

Listing Agent	Lauren Forbes(01295248)
Listing Office	Compass

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