

\$9,299,000 - 405 7th Street, Manhattan Beach

MLS® #SB24213132

\$9,299,000

4 Bedroom, 5.00 Bathroom, 4,254 sqft
Residential on 0 Acres

N/A, Manhattan Beach,

An absolute breath of fresh air within the world of new construction spec homes, 405 7th Street masterfully embodies quiet sophistication and modern luxury, commanding the attention it rightfully deserves. This brand-new home is perfectly positioned on one of the most sought-after walk streets in Manhattan Beach, with the spacious front yard facing South, ideal for the Southern California sunshine all-year round. From the very beginning, this home was set up for excellence - Built by the renowned RJ Smith Construction, with interior design by Wendy Word and architectural brilliance by Joseph Fournier.

Every finish and fixture feels like it was made specifically for this home and curated to blend pacific natural elegance with modern functionality. The thoughtfully designed Beach Room on the walk-street level perfectly embodies the indoor-outdoor surf & sand lifestyle. Its front yard, featuring lush landscaping and drought-tolerant turf, seamlessly extends to the expansive Avalon limestone covered patio, which connects directly to the interior through large glass pocket doors. Striking Encaustic tile floors, a chic wet bar adorned with quartzite countertops, Zellige backsplash, and custom hand-blown glass light fixtures elevate this multi-functional space into a work of art. Stunning Otiima steel-framed windows and doors throughout maximize natural light, creating a seamless, airy connection across all



three levels. The main level captures the essence of beach living with wide plank oak floors, a living room balcony that welcomes ocean breezes from just four blocks away, and an open floor plan ideal for entertaining or enjoying a quiet evening. The tasteful finishes throughout this level, including reeded and fluted cabinetry, Calacatta Gold natural stone kitchen counters, and organic ceramic brick backsplash, introduce an exciting modern twist to a warm beach pad.

The kitchen is decked out with Thermador Appliances, wine fridge, ice machine, walk-in pantry and all the bells & whistles you expect from a cookâ€™s kitchen. The primary suite offers a resort-like ambiance with clean lines, high ceilings, and a spa-like en suite bathroom including a soaking tub, steam shower and large walk-in closet ready for customization. Few locations can rival this one- just blocks from the sand, and a short walk to the downtown shops and dining that are quintessential Manhattan Beach.

Built in 2024

Essential Information

MLS® #	SB24213132
Price	\$9,299,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,254
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Daniel O'connor
Listing Office	Compass

Community Information

Address	405 7th Street
Area	142 - Manhattan Bch Sand
Subdivision	N/A
City	Manhattan Beach
County	Los Angeles
Zip Code	90266

Amenities

Utilities	Electricity Connected, Water Connected, Cable Available, Natural Gas Available, Sewer Connected
Parking Spaces	3
Parking	Garage, Direct Access, Door-Multi, Garage Door Opener, Garage Faces Rear
# of Garages	3
Garages	Garage, Direct Access, Door-Multi, Garage Door Opener, Garage Faces Rear
View	Neighborhood
Pool	None
Security	Carbon Monoxide Detector(s), Fire Detection System, Fire Sprinkler System, Prewired, Security System, Smoke Detector(s)

Exterior

Exterior	Stucco, Brick, Drywall
Exterior Features	Barbecue, Rain Gutters
Lot Description	Front Yard, Landscaped, Near Park, Walkstreet, Yard
Windows	Casement Window(s), Double Pane Windows
Roof	Flat
Construction	Stucco, Brick, Drywall
Foundation	Slab

Interior

Interior	Tile, Wood
Interior Features	Separate/Formal Dining Room, Balcony, Bar, Block Walls, Breakfast Area, Breakfast Bar, Built-in Features, Eat-in Kitchen, Elevator, High Ceilings, Open Floorplan, Pantry, Primary Suite, Quartz Counters, Recessed Lighting, Smart Home, Stone Counters, Storage, Unfurnished, Wet Bar, Wired for Sound
Appliances	SixBurnerStove, Dishwasher, Disposal, Gas Oven, Gas Range, Gas Water Heater, Refrigerator, Barbecue, Dryer, Freezer, High Efficiency Water Heater, Ice Maker, Microwave, Range Hood, Tankless Water Heater, Washer
Heating	Central, Forced Air
Cooling	Central Air, Dual

Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	3
Stories	Three Or More

School Information

District	Manhattan Unified
Middle	Manhattan Beach
High	Mira Costa

Additional Information

Date Listed	October 16th, 2024
Days on Market	66
Zoning	MNRS
Short Sale	N
RE / Bank Owned	N

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