

# **\$3,495,000 - 3008 Ardmore Avenue, Manhattan Beach**

MLS® #SB25007787

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## **\$3,495,000**

3 Bedroom, 2.00 Bathroom, 1,906 sqft  
Residential on 0 Acres

N/A, Manhattan Beach,

RARE opportunity to have a MASSIVE, oversized lot in the highly sought after Tree Section of Manhattan Beach. This is a unique opportunity to have a picture perfect 3 bedroom/2 bath home that you can move into immediately and enjoy NOW, while envisioning the possibilities of the future and what could be, with this sizable slice of treasured Manhattan Beach real estate. The current home is updated and charming, with an open floor plan and multiple family room spaces, and is available TURNKEY furnished or partially furnished. There is such a warm ambiance with beamed ceilings, a built-in dining nook and an entertainer's dream of a backyard. One could build a pool, spa, sport court... so many options with this huge, sun drenched, south facing backyard. This property offers endless possibilities, from living in it now or owning it as an income property while making plans for the future site of your very own custom home.



Built in 1955

## **Essential Information**

MLS® #	SB25007787
Price	\$3,495,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,906

Acres	0.17
Year Built	1955
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Jennifer Caras
Listing Office	Vista Sothebyâ€™s International Realty

## Community Information

Address	3008 Ardmore Avenue
Area	143 - Manhattan Bch Tree
Subdivision	N/A
City	Manhattan Beach
County	Los Angeles
Zip Code	90266

## Amenities

Parking Spaces	2
# of Garages	2
View	Neighborhood
Pool	None

## Exterior

Lot Description	Back Yard, Front Yard, Landscaped, Rectangular Lot, Value In Land
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## Interior

Interior Features	Breakfast Bar, Breakfast Area, All Bedrooms Down, Bedroom on Main Level, Main Level Primary
Appliances	Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room
# of Stories	1
Stories	One

## School Information

District	Manhattan Unified
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**Additional Information**

Date Listed	January 12th, 2025
Days on Market	9
Short Sale	N
RE / Bank Owned	N

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