

# **\$2,495,000 - 817 Valley Drive, Manhattan Beach**

MLS® #SB25010415

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**\$2,495,000**

3 Bedroom, 2.00 Bathroom, 1,420 sqft

Residential on 0 Acres

N/A, Manhattan Beach,

In the heart of the coveted Sand Section, this charming three-bedroom, two-bathroom home complete with modernized two-car garage exudes quintessential SoCal feel – all while being surrounded by the best Manhattan Beach has to offer. Close proximity to the ocean, downtown, and nestled between the idyllic Walkstreets, 817 N Valley has been recently remodeled and lovingly maintained, primed to become your perfect coastal retreat. Upon entry, you are greeted by an open living room, kitchen, and dining area accentuated by vaulted ceilings and a cozy fireplace. The primary en-suite bedroom is conveniently downstairs offering privacy, while two additional bedrooms upstairs – featuring another sun-soaked patio – provide ample space for guests, or home-office needs. Wide-plank hardwood floors connect the house, which is serviced by an updated air-conditioning and heating system. The landscaped backyard is designed for entertaining. A custom-built barbecue area and deck sets the stage for al fresco experiences, while the hardscaped patio provides another secluded convening space among the citrus trees. An added convenience is the outdoor shower, ideal for rinsing off after a day at the beach, completed by a dog run for pets. Live the So Cal dream!

Built in 1955

## **Essential Information**



MLS® #	SB25010415
Price	\$2,495,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,420
Acres	0.04
Year Built	1955
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Courtney Lingle
Listing Office	The Agency

### Community Information

Address	817 Valley Drive
Area	142 - Manhattan Bch Sand
Subdivision	N/A
City	Manhattan Beach
County	Los Angeles
Zip Code	90266

### Amenities

Parking Spaces	2
Parking	Direct Access, Garage
# of Garages	2
Garages	Direct Access, Garage
View	Park/Greenbelt
Pool	None

### Exterior

Lot Description	ZeroToOneUnitAcre
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### Interior

Interior	Tile, Wood
Interior Features	Walk-In Closet(s), Main Level Primary
Appliances	Dishwasher, Refrigerator, Barbecue
Heating	Central
Cooling	Central Air

Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

### **School Information**

District	Manhattan Unified
Elementary	Robinson
Middle	Manhattan Beach
High	Mira Costa

### **Additional Information**

Date Listed	January 14th, 2025
Days on Market	9
Zoning	MNRS
Short Sale	N
RE / Bank Owned	N

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