

\$6,700,000 - 812 8th Street, Manhattan Beach

MLS® #SB25091814

\$6,700,000

4 Bedroom, 5.00 Bathroom, 3,359 sqft

Residential on 0 Acres

N/A, Manhattan Beach,

This prime Hill Section property features world-class ocean views, and an eminently walkable location! Just 10 minutes by foot will get you to the water or downtown Manhattan Beach. Enjoy it all in this lovingly remodeled home with ample family spaces, open, updated kitchen and both an ocean-view deck and private backyard patio space, surrounded by lush gardens. Make your way up to the primary suite for some of the best views in the house, from the bedroom, bath and private balcony. The main level features an oversized family room and a wide-open space with a formal living room, dining area and the kitchen. A half flight down, youâ€™ll find two bedrooms, including one that was the former primary suite, featuring a beautifully modernized bath. Down on the lowest level is a flexible room (technically the 4th bedroom), now used as a bonus den and home office, opening out to the backyard, with turf, beautiful plants and a built-in fire pit. Now, letâ€™s talk POTENTIAL! The highest point of the current roofline is more than four feet below the maximum allowable building height (per survey; buyer to verify). A new build on this site constructed to maximize views could offer 180-degree panoramas over the buildings in front, providing ocean views from Catalina to Malibu. Utilities were undergrounded years ago â€“ there are no wires to block your views. We checked, and they are not making new land in the Manhattan Beach Hill Section. View lots and locations like this one rarely come



available. Donâ€™t miss this one. The clock is ticking.

Built in 1954

Essential Information

MLS® #	SB25091814
Price	\$6,700,000
Bedrooms	4
Bathrooms	5.00
Full Baths	5
Square Footage	3,359
Acres	0.13
Year Built	1954
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Dave Fratello
Listing Office	Edge

Community Information

Address	812 8th Street
Area	144 - Manhattan Bch Hill
Subdivision	N/A
City	Manhattan Beach
County	Los Angeles
Zip Code	90266

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Direct Access, Garage Faces Front, Garage, Driveway Level
# of Garages	2
Garages	Direct Access, Garage Faces Front, Garage, Driveway Level
View	Ocean, Panoramic
Pool	None

Security	Security System, Smoke Detector(s)
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Exterior

Exterior	Stucco
Lot Description	Front Yard, Garden, Lawn, Yard
Roof	Concrete
Construction	Stucco
Foundation	Slab

Interior

Interior	Stone
Interior Features	Beamed Ceilings, Balcony, Multiple Staircases, Open Floorplan, Primary Suite, Walk-In Closet(s), Living Room Deck Attached, Stone Counters
Appliances	Dishwasher, Electric Oven, Gas Range, Microwave, Refrigerator
Heating	Central
Cooling	None
Fireplace	Yes
Fireplaces	Living Room
# of Stories	3
Stories	Two

School Information

District	Manhattan Unified
Elementary	Robinson
Middle	Manhattan Beach
High	Mira Costa

Additional Information

Date Listed	April 25th, 2025
Days on Market	36
Zoning	MNRS
Short Sale	N
RE / Bank Owned	N

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