

# \$3,700,000 - 1357 Voorhees Avenue, Manhattan Beach

MLS® #SB25108366

**\$3,700,000**

4 Bedroom, 3.00 Bathroom, 2,660 sqft

Residential on 0 Acres

N/A, Manhattan Beach,

Welcome to The Courtyard House! Recipient of the 2019 AIA LBSB Honor Award, this exceptional home was designed by the renowned Ras-A-Studio, an architectural firm known for creating spaces that elevate quality of living while making a positive impact on the environment and the community.

Nestled on a corner lot in the desirable Mira Costa neighborhood, The Courtyard House is just steps away from the award-winning Mira Costa High School and Pennekamp Elementary, and less than a mile from the beach.

Designed for both beauty and privacy, the home is thoughtfully enclosed by a concrete masonry wall that integrates built-in planters filled with drought-tolerant plants. The courtyard, pool, and patio are shielded from public view, ensuring a peaceful retreat. For a touch of warmth and color, the home showcases Western red cedar ceilings and a striking pink front door and patio wall.

Inside, the spacious open floor plan centers around a kitchen and dining area. Floor-to-ceiling retractable glass pocket doors blur the lines between interior and outdoor living, leading to the backyard where an innovative "endless pool" awaits; perfect for swimming, fitness, training, therapy or leisurely relaxation. After a swim, cozy up by the built-in, gas powered fire pit or entertain with



ease in the spacious courtyard at the outdoor built-in BBQ grill. A versatile bonus room off the dining area serves as an ideal office, entertainment space or fifth bedroom.

The home offers four bedrooms in total: three upstairs, one downstairs. The primary ensuite overlooks a tranquil park view. The luxurious primary bath features heated floors. The remaining upstairs bedrooms have solar-scooped window frames that control sunlight. Upstairs, a large built-in office nook offers a quiet, efficient workspace. A mudroom leads to the oversized garage, which accommodates two large vehicles and is equipped with an EV charging port.

Designed with California modern informality in mind, the home is also eco-conscious, fully solar-powered, and harmoniously integrated with its surroundings.

Built in 2008

## Essential Information

MLS® #	SB25108366
Price	\$3,700,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,660
Acres	0.14
Year Built	2008
Type	Residential
Sub-Type	Single Family Residence
Style	Modern
Status	Closed
Listing Agent	Marcell Lennon
Listing Office	West Shores Realty, Inc.

## Community Information

Address	1357 Voorhees Avenue
Area	147 - Manhattan Bch Mira Costa
Subdivision	N/A
City	Manhattan Beach
County	Los Angeles
Zip Code	90266

## Amenities

Utilities	None
Parking Spaces	4
Parking	Covered, Door-Single, Driveway, Garage Faces Front, Garage, Garage Door Opener, Electric Vehicle Charging Station(s), Oversized, Tandem
# of Garages	2
Garages	Covered, Door-Single, Driveway, Garage Faces Front, Garage, Garage Door Opener, Electric Vehicle Charging Station(s), Oversized, Tandem
View	None
Has Pool	Yes
Pool	Private
Security	Smoke Detector(s), Fire Detection System, Fire Sprinkler System, Prewired

## Exterior

Exterior	Drywall, Stucco, Cedar, Concrete
Exterior Features	Barbecue
Lot Description	ZeroToOneUnitAcre, Sprinklers In Rear, Sprinklers In Front, Landscaped, Sprinklers Timer, Sprinkler System, Back Yard, Corner Lot, Near Park
Windows	Double Pane Windows, Insulated Windows, Skylight(s)
Roof	Asphalt, Flat
Construction	Drywall, Stucco, Cedar, Concrete
Foundation	Slab

## Interior

Interior	Concrete
Interior Features	Built-in Features, Ceiling Fan(s), Separate/Formal Dining Room, High Ceilings, Open Floorplan, Recessed Lighting, Primary Suite, Bedroom on Main Level, Breakfast Bar, Living Room Deck Attached, Storage, Wired for Data, Wired for Sound
Appliances	Barbecue, Dishwasher, Gas Cooktop, Gas Oven, Gas Range, Gas Water Heater, Microwave, Range Hood, ENERGY STAR Qualified Appliances, Trash Compactor
Heating	Solar

Cooling	None
Fireplaces	None
# of Stories	2
Stories	Two

## School Information

District	Manhattan Unified
Elementary	Pennekamp
Middle	Manhattan Beach
High	Mira Costa

## Additional Information

Date Listed	January 22nd, 2025
Days on Market	22
Short Sale	N
RE / Bank Owned	N

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