

# **\$5,649,000 - 2711 Elm Avenue, Manhattan Beach**

MLS® #SB25127248

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## **\$5,649,000**

5 Bedroom, 7.00 Bathroom, 5,010 sqft  
Residential on 0 Acres

N/A, Manhattan Beach,

This stunning turnkey custom-built 5-bedroom, 7-bath Cape Cod was designed by noted architect Doug Leach for an over-sized 5602 sqft lot in the coveted Manhattan Beach Tree section. This exquisite property is conveniently close to shopping, blue ribbon schools, pristine beaches and downtown Manhattan Beach and is just steps from the Greenbelt walking path. The home's exterior and the surrounding hardscape feature extensive use of Lompoc limestone, including the front walkway and the front entry portico as well as a unique driveway medallion comprised of limestone pavers. Upon entering the home through the 36" Dutch door, one is greeted by a two-story foyer and a meticulously-crafted interior that boasts attractive wainscoting and solid wide-plank hickory pecan hardwood floors throughout. The open floorplan is enhanced by a paneled coved ceiling detail in the family room and kitchen and a coved ceiling with recessed lighting in the spacious dining room with matching built-in display cabinets. The home is filled with natural light from numerous Cape Cod-style Marvin windows and doors as well as abundant skylights. The chef's kitchen is luxuriously appointed with an oversized quartz-topped center island, wine cabinet, large walk-in pantry, breakfast nook, dual dishwashers, separate 30" designer column refrigerator and freezer by Subzero and a Viking range with a custom hood. Bifold doors connect the kitchen with an outdoor living room that includes a fireplace, outdoor tv,



flush-mounted ceiling heater and Lynx BBQ island and faces a custom water wall, also constructed with Lompoc limestone. The highlight of this property may very well be the basement which features a bar constructed of recycled materials (note the unique recycled glass backsplash), a gym and a custom-designed theater with seating for eight.

This is a 'smart' home that utilizes Lutron lighting and recessed automated shades and a Savant whole home automation system that allows one to operate the lights and shades, the home security system with 4 cameras, televisions, music (via flush-mounted ceiling speakers), home theater, climate control and even the family room fireplace remotely, either through conveniently-located ipads on each floor or from your own iphone app. The spacious primary suite has a fireplace, a private balcony overlooking the lushly-landscaped backyard, and a bath with fixtures by Hansgrohe and Rohl, an MTI spa tub and heated floor and towel rack. Truly a very special home.

Built in 2011

## Essential Information

MLS® #	SB25127248
Price	\$5,649,000
Bedrooms	5
Bathrooms	7.00
Full Baths	3
Half Baths	2
Square Footage	5,010
Acres	0.13
Year Built	2011
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Mike Michalski

Listing Office

Estate Properties

## Community Information

Address	2711 Elm Avenue
Area	143 - Manhattan Bch Tree
Subdivision	N/A
City	Manhattan Beach
County	Los Angeles
Zip Code	90266

## Amenities

Parking Spaces	3
# of Garages	3
View	City Lights, Neighborhood
Pool	None

## Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Drip Irrigation/Bubblers, Sprinklers In Rear, Landscaped, Near Park, Sprinklers Timer, Sprinkler System, Front Yard, Sprinklers In Front, Sprinklers On Side

## Interior

Interior Features	Bedroom on Main Level, Primary Suite, Walk-In Pantry, Entrance Foyer
Appliances	Dryer, Washer
Heating	Central
Cooling	Central Air, Zoned
Fireplace	Yes
Fireplaces	Gas, Family Room, Library, Outside, Primary Bedroom
# of Stories	3
Stories	Three Or More

## School Information

District	Manhattan Unified
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## Additional Information

Date Listed	June 9th, 2025
Days on Market	8
Zoning	MNRS
Short Sale	N

RE / Bank Owned    N

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