

# \$2,395,000 - 1632 Nelson Avenue, Manhattan Beach

MLS® #SB25155477

**\$2,395,000**

4 Bedroom, 3.00 Bathroom, 2,080 sqft

Residential on 0 Acres

N/A, Manhattan Beach,

Whether you're searching for the perfect family home or a smart investment, this property offers a rare chance to own in Manhattan Beach for under \$3M. First time on the market in 53 years! Welcome to 1632 Nelson Avenue, nestled in the coveted coastal community of Manhattan Beach.

Located in the desirable Mira Costa area, this residence offers 4 bedrooms, 2.5 bathrooms, and 2,080 square feet of living space, all situated on an expansive 7,503 square foot lot (50' x 150'). Just over a mile from the sand and surf, this property invites you to enjoy the best of beach living.

Inside, you'll find a formal living area and a spacious family room that seamlessly connects to a secluded backyard—perfect for the gardening enthusiast or those dreaming of creating a private tropical oasis. This home offers abundant storage space, including a finished attic and additional storage above the garage for all your seasonal items and extra belongings. This prime Manhattan Beach location places you moments from top-rated schools, trendy shops, renowned restaurants, scenic parks, and, of course, the beach.

Whether you're looking to move right in, remodel, or build your dream home, 1632 Nelson Avenue is brimming with character and endless potential. Don't miss this rare opportunity to create your ideal coastal lifestyle!



Built in 1968

## Essential Information

MLS® #	SB25155477
Price	\$2,395,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,080
Acres	0.17
Year Built	1968
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Carol Fisher
Listing Office	Berkshire Hathaway HomeServices California Properties

## Community Information

Address	1632 Nelson Avenue
Area	147 - Manhattan Bch Mira Costa
Subdivision	N/A
City	Manhattan Beach
County	Los Angeles
Zip Code	90266

## Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Garage, Garage Faces Front
# of Garages	2
Garages	Garage, Garage Faces Front
View	None
Pool	None

## Exterior

Lot Description	ZeroToOneUnitAcre, Sprinkler System, Drip Irrigation/Bubblers, Near Public Transit, Sprinklers In Rear
Roof	Composition, Shingle

Foundation Raised

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Separate/Formal Dining Room, All Bedrooms Down, Main Level Primary, Attic, Beamed Ceilings, Pull Down Attic Stairs
Appliances	Dishwasher, Gas Cooktop, Microwave, Refrigerator
Heating	Central
Cooling	Attic Fan, None
Fireplace	Yes
Fireplaces	Family Room, Living Room
# of Stories	1
Stories	One

## School Information

District	Manhattan Unified
Elementary	Pennekamp
Middle	Manhattan Beach
High	Mira Costa

## Additional Information

Date Listed	June 26th, 2025
Days on Market	4
Zoning	MNRS
Short Sale	N
RE / Bank Owned	N

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