

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

MLS® #SB25155477

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## **\$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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