

# \$2,395,000 - 2206 Gates Avenue # B, Redondo Beach

MLS® #SB25169533

**\$2,395,000**

4 Bedroom, 4.00 Bathroom, 2,768 sqft

Residential on 0 Acres

N/A, Redondo Beach,

\*Back & Front Unit Available - Garage

Included in the SQFT\* " Welcome to 2206 Gates Avenue, a stunning showcase of modern luxury on one of North Redondo Beach's most prestigious streets. This custom residence is part of an exclusive new development featuring two detached townhomes each sold individually"designed by world-renowned architect Hsu McCullough, as seen in Architectural Digest. Set on a large 7,501 sq. ft. lot, this home offers the privacy and feel of a single-family residence. Enter through a charming Dutch door into a light-filled, open-concept main level with a full-height limestone-veneered fireplace. Dual sliding glass doors open to a completely private backyard and patio, creating seamless indoor-outdoor flow. The chef's kitchen features an oversized island with bar seating, a large farmhouse sink with Rohl faucet, custom Italian Cleaf cabinetry, Thermador appliances, six-burner range with hood vent, and premium Taj Mahal quartzite counters and backsplash. Large pantry, storage closet off the direct access garage, and a powder room add convenience. The main level also includes recessed lighting, built-in surround sound and "Alexa" controlled "smart home" features. The oversized two-car garage offers built-in storage and direct access to the home. Upstairs, a light oak staircase leads to the expansive primary suite with vaulted ceilings, exposed beams, fireplace, and a private



balcony overlooking the yard. The spa-inspired ensuite features a freestanding soaking tub, double sink vanity, rainfall shower with skylight, private water closet, and a skylit walk-in closet with built-ins and a makeup vanity. Also upstairs: a laundry room with sink and storage, a bright junior suite with custom built-ins and ensuite bath, and two additional bedrooms with generous natural light and mountain views. A secondary upstairs bath includes a tub/shower combo and a private water closet. Additional features include solar panels, full home automation system (cameras, HVAC, lighting, music), high-efficiency HVAC with sleek linear vents, durable upcycled siding, and a metal roof for low-maintenance protection. The rear yard offers a serene space for al fresco dining, entertaining, or relaxing. 2206 Gates redefines luxury living through impeccable design, smart innovation, and elevated functionality—offering a rare opportunity to own a truly exceptional residence, and access to Mira Costa High School, in one of North Redondo Beach's most desirable neighborhoods.

Built in 2025

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | SB25169533  |
| Price          | \$2,395,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,768       |
| Acres          | 0.17        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Townhouse   |

|                |               |
|----------------|---------------|
| Status         | Closed        |
| Listing Agent  | Lauren Forbes |
| Listing Office | Compass       |

## Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 2206 Gates Avenue # B            |
| Area        | 151 - N Redondo Bch/Villas North |
| Subdivision | N/A                              |
| City        | Redondo Beach                    |
| County      | Los Angeles                      |
| Zip Code    | 90278                            |

## Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| # of Garages   | 2           |
| View           | Mountain(s) |
| Pool           | None        |

## Interior

|                   |                                                                                                                                                                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Beamed Ceilings, Balcony, Cathedral Ceiling(s), High Ceilings, Intercom, Living Room Deck Attached, Open Floorplan, Pantry, Stone Counters, Recessed Lighting, Storage, Smart Home, Wired for Data, Wired for Sound, All Bedrooms Up, Instant Hot Water, Main Level Primary, Utility Room, Walk-In Pantry |
| Appliances        | SixBurnerStove, Built-In Range, Convection Oven, Dishwasher, Exhaust Fan, Electric Range, Electric Water Heater, Freezer, Gas Cooktop, Gas Oven, Gas Range, High Efficiency Water Heater, Ice Maker, Microwave, Refrigerator, Tankless Water Heater, Water Heater, Dryer                                  |
| Heating           | Electric, Fireplace(s), High Efficiency, Heat Pump, Radiant                                                                                                                                                                                                                                               |
| Cooling           | Central Air, Evaporative Cooling, Humidity Control, High Efficiency                                                                                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                                       |
| Fireplaces        | Living Room, Primary Bedroom                                                                                                                                                                                                                                                                              |
| # of Stories      | 2                                                                                                                                                                                                                                                                                                         |
| Stories           | Two                                                                                                                                                                                                                                                                                                       |

## School Information

|          |                 |
|----------|-----------------|
| District | Redondo Unified |
|----------|-----------------|

## Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 31st, 2025 |
|-------------|-----------------|

|                 |    |
|-----------------|----|
| Days on Market  | 76 |
| Short Sale      | N  |
| RE / Bank Owned | N  |

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