

# **\$4,495,000 - 1509 Chestnut Avenue, Manhattan Beach**

MLS® #SB25189029

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## **\$4,495,000**

5 Bedroom, 6.00 Bathroom, 3,425 sqft  
Residential on 0 Acres

N/A, Manhattan Beach,

Welcome to 1509 Chestnut Avenue, a brand-new coastal masterpiece nestled in the heart of Manhattan Beachâ€™s coveted Manhattan Heights neighborhood. This brand-new luxury residence spans approximately 3,425 square feet, offering 5 spacious bedrooms, 5 elegantly appointed bathrooms and a powder room, designed for refined coastal living.

Set on a 4,909 sq ft lot, this home blends modern sophistication with timeless beachside charm and convenient living.

Inside, the open-concept floor plan showcases soaring ceilings, wide-plank hardwood floors, and designer finishes throughout. The gourmet kitchen is a chefâ€™s dream, complete with custom cabinetry, a large center island, premium stainless-steel appliances, and a butlerâ€™s pantry. The kitchen and family room areas are highlighted with floating white oak shelving. The adjoining living and dining areas flow seamlessly to a covered outdoor patioâ€”perfect for entertaining or relaxing in the ocean breeze.

Each bedroom offers an en-suite bathroom and generous closet space, with the primary suite serving as a private retreat featuring a vestibule and spa-inspired bath with custom cabinetry, a soaking tub, dual vanity, and a walk-in closet.

A dedicated home office or 5th bedroom



downstairs, and a spacious upstairs laundry room adds to the home's functionality and luxury.

- Additional highlights include:
- Smart home technology integration
  - Energy-efficient HVAC and lighting systems
  - Solar Roof Panels
  - Two-car attached garage, prewired for EV charging capability
  - Professionally designed landscaping and hardscape
  - Proximity to award-winning schools, boutique shopping, and the beach

This property presents a rare opportunity to own a brand-new luxury home in one of Manhattan Beach’s most desirable neighborhoods.

Built in 2025

Essential Information

MLS® #	SB25189029
Price	\$4,495,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	3,425
Acres	0.11
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	James Van Zanten
Listing Office	Vista Sotheby’s International Realty

Community Information

Address	1509 Chestnut Avenue
Area	146 - Manhattan Bch Heights/Lib Vlg
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	2
Parking	Covered, Concrete, Direct Access, Door-Single, Driveway, Driveway Level, Garage, Garage Faces Front, Private
# of Garages	2
Garages	Covered, Concrete, Direct Access, Door-Single, Driveway, Driveway Level, Garage, Garage Faces Front, Private
View	Neighborhood
Pool	None

## Exterior

Exterior	Concrete, Drywall, HardiPlank Type, Plaster, Stone, Stucco
Exterior Features	Lighting
Lot Description	Back Yard, Front Yard, Landscaped, Near Park, Near Public Transit, Rectangular Lot, Sprinklers In Front, Sprinklers In Rear, Street Level, Yard
Windows	Double Pane Windows
Construction	Concrete, Drywall, HardiPlank Type, Plaster, Stone, Stucco
Foundation	Slab

## Interior

Interior	Tile, Wood
Interior Features	Balcony, Ceiling Fan(s), Cathedral Ceiling(s), Living Room Deck Attached, Bedroom on Main Level, Beamed Ceilings, Breakfast Area, Breakfast Bar, Built-in Features, Dry Bar, Granite Counters, High Ceilings, Open Floorplan, Pantry, Primary Suite, Recessed Lighting, Separate/Formal Dining Room, Two Story Ceilings, Walk-In Pantry, Wired for Data, Wired for Sound
Appliances	Dishwasher, Disposal, Refrigerator, Built-In Range, Double Oven, Electric Oven, Freezer, Gas Range, Gas Water Heater, Range Hood, SixBurnerStove, Tankless Water Heater
Heating	Central, Fireplace(s)
Cooling	Central Air

Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	2
Stories	Two

### **School Information**

District	Manhattan Unified
Elementary	Meadows
Middle	Manhattan Beach
High	Mira Costa

### **Additional Information**

Date Listed	September 30th, 2025
Days on Market	29
Zoning	MNRS
Short Sale	N
RE / Bank Owned	N

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