

\$3,895,000 - 2208 Grandview Avenue, Manhattan Beach

MLS® #SB25242851

\$3,895,000

4 Bedroom, 4.00 Bathroom, 2,900 sqft
Residential on 0 Acres

N/A, Manhattan Beach,

This exceptional home sits on an oversized, street to alley lot offering multiple outdoor areas and indoor/outdoor living spaces rarely found in sand section lots. The many skylights and high ceilings drench this home in natural light both upstairs and downstairs. The living room is welcoming, large and sunlit. The very spacious dining room features a floor to ceiling cooled wine storage. The kitchen features granite counters, stainless appliances, family dining and a breakfast bar all opening to a family room perfect for gathering at the end of the day.

There are 4 bedrooms, all upstairs, including a primary suite with built-ins, remodeled bath and walk-in closet, plus 3 bedrooms and another full bath. Above the 2 car garage is a "flex" room with its own 3/4 bath and storage - might be a 5th bedroom, office, gym, a guest suite or even used for additional income if converted to an ADU (with city approval - BTM). The choice is yours.

This home is ideally situated in the middle of the sand section, granting easy and convenient access to award winning Grandview Elementary School, making it effortless for families with young children. Multiple parks (including a dog park), and our stunning beach are only minutes away, inviting you to enjoy fun, sun, sand and The Strand at your leisure. You are also minutes to downtown MB, with its array of shops and restaurants, as well as the boutique stores of North MB. For commuters, freeway access



and LAX are minutes away.
Multiple updates, upgrades and improvements,
(new roof, fresh paint (interior and exterior),
refinished floors and more) ensure this home
is beautifully maintained and move-in ready.
So park your car. This wonderful beach town is
waiting for you to call it home.

Built in 1952

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | SB25242851 |
| Price | \$3,895,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 2,900 |
| Acres | 0.08 |
| Year Built | 1952 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Closed |
| Listing Agent | Amy Teitelbaum |
| Listing Office | Estate Properties |

Community Information

| | |
|-------------|--------------------------|
| Address | 2208 Grandview Avenue |
| Area | 142 - Manhattan Bch Sand |
| Subdivision | N/A |
| City | Manhattan Beach |
| County | Los Angeles |
| Zip Code | 90266 |

Amenities

| | |
|----------------|---|
| Utilities | Electricity Connected, Sewer Connected, Water Connected |
| Parking Spaces | 2 |
| Parking | Garage, Garage Faces Rear |
| # of Garages | 2 |

| | |
|------------|--|
| Garages | Garage, Garage Faces Rear |
| View | Neighborhood |
| Waterfront | Ocean Side Of Freeway, Ocean Side Of Highway |
| Pool | None |
| Security | Carbon Monoxide Detector(s), Smoke Detector(s) |

Exterior

| | |
|-------------------|---|
| Exterior Features | Lighting |
| Lot Description | Near Park, Rectangular Lot, Sprinklers In Front, Sprinklers In Rear, Sprinklers On Side, Sprinkler System |
| Windows | Skylight(s) |
| Roof | See Remarks, Shingle |

Interior

| | |
|-------------------|--|
| Interior | Carpet, Wood |
| Interior Features | Breakfast Bar, Balcony, High Ceilings, Pantry, Recessed Lighting, Unfurnished, All Bedrooms Up, Primary Suite, Built-in Features, Cathedral Ceiling(s), Granite Counters, See Remarks, Separate/Formal Dining Room |
| Appliances | Dishwasher, Gas Cooktop, Disposal, Microwave, Self Cleaning Oven, Water Heater, Dryer, Washer, Built-In Range, Refrigerator, Water To Refrigerator |
| Heating | Central |
| Cooling | Central Air |
| Fireplace | Yes |
| Fireplaces | Living Room |
| # of Stories | 2 |
| Stories | Two |

School Information

| | |
|----------|-------------------|
| District | Manhattan Unified |
| High | Mira Costa |

Additional Information

| | |
|-----------------|--------------------|
| Date Listed | October 21st, 2025 |
| Days on Market | 3 |
| Zoning | MNR3-D3 |
| Short Sale | N |
| RE / Bank Owned | N |

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