

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

MLS® #SB25242851

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## **\$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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