

\$8,500,000 - 620 12th Street, Manhattan Beach

MLS® #SB26019857

\$8,500,000

5 Bedroom, 5.00 Bathroom, 4,312 sqft
Residential on 0 Acres

N/A, Manhattan Beach,

Welcome to 620 12th Street, ideally located in the coveted American Martyrs area of the Tree Section. This coastal inspired ocean-view residence offers 5 bedrooms, 4 1/2 baths, and approximately 4,400 square feet of refined living space. Sweeping southern Pacific Ocean views are showcased through the kitchen's expansive picture window, with additional ocean views from the primary suite and upper-level balcony, complemented by captivating evening city lights. The home was thoughtfully crafted by Tri-West Development in collaboration with Waterleaf Interiors. Designed for effortless entertaining, the chef's kitchen features professional Thermador appliances, including a built-in coffee/espresso machine, apron-front farmhouse sink, hand-crafted Moroccan tile backsplash, walk-in pantry, and a custom breakfast nook positioned to enjoy ocean views. An integrated kitchen office/homework station adds discreet, elevated functionality. The primary suite is a private sanctuary with fireplace, dual walk-in closets, private ocean-view balcony, and a spa-inspired bath with steam shower, extended double vanity, linen cabinetry, and freestanding soaking tub. The lower level includes a spacious bonus living room with folding doors opening to the turf yard, a temperature-controlled glass-enclosed wine cellar, 5th bedroom, and full bath—ideal for guests. Additional highlights include a three-stop elevator, three-zone HVAC, Control4



automation, Life Source whole house water filtration system, Tesla charger, five-car parking, 2 Infratech outdoor heaters, built-in BBQ, security system, skylights, Visual Comfort lighting, tongue-and-groove ceilings, custom wall paneling, white oak flooring, and designer window treatments.

Moments from downtown Manhattan Beach, top-tier dining and shopping, the pier, beach, Live Oak Park, and the farmers market, this like-new coastal home delivers an exceptional blend of luxury, craftsmanship, and lifestyleâ€”truly a rare opportunity.

Built in 2021

Essential Information

MLS® #	SB26019857
Price	\$8,500,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,312
Acres	0.07
Year Built	2021
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	June Emerson
Listing Office	Vista Sothebyâ€™s International Realty

Community Information

Address	620 12th Street
Area	143 - Manhattan Bch Tree
Subdivision	N/A
City	Manhattan Beach
County	Los Angeles
Zip Code	90266

Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	5
Parking	Direct Access, Garage, Garage Door Opener
# of Garages	3
Garages	Direct Access, Garage, Garage Door Opener
View	Ocean
Waterfront	Ocean Side Of Highway
Pool	None
Security	Carbon Monoxide Detector(s), Closed Circuit Camera(s), Fire Detection System, Fire Sprinkler System, Prewired, Security System, Smoke Detector(s)

Exterior

Exterior	Brick, Copper Plumbing, Stucco
Exterior Features	Lighting, Rain Gutters
Lot Description	Rectangular Lot, Sprinkler System, Yard, ZeroToOneUnitAcre
Windows	Casement Window(s), Custom Covering(s), Drapes, Insulated Windows, Skylight(s)
Roof	Shingle
Construction	Brick, Copper Plumbing, Stucco
Foundation	Slab

Interior

Interior	Stone, Tile, Wood
Interior Features	Balcony, Bedroom on Main Level, Breakfast Area, Breakfast Bar, Built-in Features, Chair Rail, Crown Molding, Elevator, High Ceilings, Jack and Jill Bath, Open Floorplan, Pantry, Primary Suite, Recessed Lighting, Separate/Formal Dining Room, Smart Home, Stone Counters, Wet Bar, Wired for Data, Wired for Sound, Wood Product Walls
Appliances	Barbecue, Dishwasher, Disposal, Dryer, Free-Standing Range, Microwave, Range Hood, Refrigerator, SixBurnerStove, Tankless Water Heater, Vented Exhaust Fan, Washer, Water Purifier, Water To Refrigerator
Heating	Central, Zoned
Cooling	Central Air, Zoned
Fireplace	Yes
Fireplaces	Gas, Living Room, Outside, Primary Bedroom
# of Stories	3
Stories	Three Or More

School Information

District	Manhattan Unified
Middle	Manhattan Beach
High	Mira Costa

Additional Information

Date Listed	February 3rd, 2026
Days on Market	1
Short Sale	N
RE / Bank Owned	N

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