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Extraordinary
MODERN

WALKSTREET ESTATE HOME
DESIGNED BY KAA IN MANHATTAN BEACH

*special
{summer edition}

OFFERED BY BRYN STROYKE, STROYKE PROPERTIES INC.
CHECK THE DETAILS ON PAGE 25



ON THE COVER

EXTRAORDINARY MODERN WALKSTREET ESTATE HOME



201 18TH STREET, MANHATTAN BEACH, CA

- Custom built in 2007, this stunning KAA designed 7,900 s.f. 5 bedroom / 7.5 bath home resets the bar for exceptional design with an uncompromising commitment to the highest quality finishes and workmanship... it simply does not get any better than this.
- Situated on a rare lot and a half (4,050 s.f.), on the north side of arguably the very best walkstreet in town, this property straddles the border of the 100 and 200 block and features short walks to the beach and town.
- A spectacular blend of stone and wood, mountains and beach, ocean and sky, this extraordinary home features towering walls of tumbled Chief Cliff Ledge stone from Montana Rockworks, rich Spanish Cedar exterior and interior structural finish and trim (including all wood siding, and beamed ceilings), with a combination of tempered steel and Honduran Mahogany wood windows and hand distressed, wide plank, rift cut oak flooring.
- The top floor features an exceptional wide open floor plan including two large decks/ outdoor rooms that merge into one extraordinary space when the many sliders are open and blur the distinction between the interior and exterior space. The physical dimensions of the top floor are reminiscent of a larger Hill section view property and unlike anything in the Sand Section.
- Home features full basement with world class 5000 bottle wine cellar, a spectacular Chief Cliff Ledge Stone encased wine dining room, a full butler's pantry and a bonus room gym/ home theater room.
- Home has too many features to list but includes world class office with a view, kids study, 4- stop elevator, craft room, huge beach room with walnut bar, beach bath with separate entrance and laundry, Sun Valley Bronze fixtures, bronze exterior rails, low voltage Lutron lighting system designed by KGM Architectural Lighting, 3-car garage, laundry room with walk in cleaning closet, Russound Apple driven sound system, B-Radiant heating, indoor and outdoor wood burning fireplaces, and much, much more.
- Quite literally, the most extraordinary offering ever to hit the market in Manhattan Beach.

PRICED TO SELL AT \$12,875,000



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