

Tuesday, May 31, 2011

Customer Brief Report - Residential

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1022 Duncan PL Manhattan Beach 90266 MLS#: S10129738 Status: Closed Sale LP \$950,000 - SP: \$850,000



PType: SFR	Area: Manhattan Bch Hill	YrBuilt: 1960	Orig. Price: \$1,025,000
Lease?: No	County: Los Angeles	Heat: Central Furnace	Sold Price: \$850,000
HOA:	MB: 732-G7	AC: None	List Date: 12/16/10
# of Units:	Stories: Three or More Levels	Yard: Yes	COE Date: 4/22/11
Pet:	55+: No	Patio: Yes	DOM/CDOM: 114 /114
Laundry: Individual	Pool: None	#Grg Spcs: 2	Bed: 3
Room, Inside, Gas	View: Ocean	Lot SF: 4,000/A	Total Baths: 2
SaleType: Standard		Sqft: 1,692/A	\$/Sqft: \$502.36

[Driving Directions](#)

Sepulveda to Duncan Place, West to 1022

[Description](#)

Greater Ocean Views can be obtained with room additions. Located in Manhattan Beach "Hill Section", Robinson School District.

932 Manhattan Beach Boulevard #B, Manhattan Beach 90266 ~~MLS#: S11017463~~ Status: Closed Sale LP \$929,000 - SP: \$880,000



PType: TWNHS	Area: Manhattan Bch Hill	YrBuilt: 2010	Orig. Price: \$929,000
Lease?: No	County: Los Angeles	Heat: Central Furnace	Sold Price: \$880,000
HOA: \$293/M	MB:	AC: None	List Date: 2/7/11
# of Units: 2	Stories: Three or More Levels	Yard:	COE Date: 4/5/11
Pet:	55+: No	Patio: Yes	DOM/CDOM: 47 /47
Laundry: Individual	Pool: None	#Grg Spcs: 2	Bed: 3
Room	View: City Lights, Trees/Woods	Lot SF: 5,227/A	Total Baths: 3
SaleType: Standard		Sqft: 2,075/B	\$/Sqft: \$424.10

[Driving Directions](#)

Manhattan Beach Boulevard between Poinsettia and Dianthus

[Description](#)

Award winning Architect Patrick Killen has created a live/work masterpiece inspired by Dutch Artist Piet Mondrian and the design received a Design Award in 2007 from AIA Long Beach/South Bay. This project artistically interrelates Two Townhome Style Residential Units and Boutique Office and Retail Space. The living and work spaces are joined by vibrant open walkways that project urban energy – and a private city view roof top garden offers a secluded retreat. Centrally located in Manhattan Beach, this complex embodies elegant contemporary lifestyle in harmony with commerce. Each Unit is 3 bedrooms and 3 bathrooms and is appointed with JennAir and Kitchen Aide appliances, Grohe fixtures, Caesar stone countertops, Pedini Italian Cabinetry, gas fireplace, prismatic glass tiles surrounding fireplace and in the baths, hardwood floors and beautiful floor to ceiling windows that capture City and Hill Section treetop views. Each unit has its own private garage, additional guest parking and is elevator serviced. Only One Residential Unit left in this Award winning complex.