



\$7,700,000

**636 12TH ST, MANHATTAN BEACH,  
MANHATTAN BEACH, CA, CA, US, 90266**

<https://pacificplayarealty.com>

Welcome to one of Manhattan Beach's most desirable enclaves, where the best of the Tree, Sand, and Hill Sections converge. Once considered a hidden gem, the American Martyrs area has become the place to be! This lightly lived-in, Doug Leach-designed home captures everything that makes this location exceptional. Just moments from downtown Manhattan Beach and [...]

- 5 beds
- 5 baths
- Single Family Residence
- Residential
- Active

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## Rooms

**Rooms:** Bar, Bonus Room, Breakfast Area, Breakfast Bar, Den, Great Room, Living Room, Office, Other, Pantry, Patio Covered, Wine Cellar, Walk-In Pantry, Walk-In Closet, Two Primaries, Study/Office, Powder, Primary Bedroom, Entry, Family Room, Gym



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## Building Details

**Listing Area:** Manhattan Beach Tree

**Parking Garage:** Direct Entrance, Driveway, Controlled Entrance, Attached, Garage - 3 Car, Private Garage, Oversized

**Covered Parking:** 3

**Building Type:** Detached

**Stories:** 3

**Flooring:** Marble, Hardwood

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## Amenities & Features

**Heating:** Central

**Cooling:** Multi/Zone, Air Conditioning, Central

**Fireplaces:** 3

**Interior Features:** Built-Ins, Crown Moldings, Elevator, Furnished, Living Room Deck Attached, Living Room Balcony, Turnkey, Storage Space, Sump Pump, Recessed Lighting, Home Automation System, Wainscotting, Bar, Wet Bar

**Pool:** No

**Cooking Appliances:** Oven, Microwave, Built-Ins, Convection Oven, Oven-Gas

**Furnished:** Furnished

**Levels:** Multi Levels

