

# 319 36TH STREET #B

MANHATTAN BEACH, CA 90266

\$1,299,000 | 2 BEDS | 2.5 BATHROOMS | 2 CAR GARAGE |



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This picture perfect home epitomizes the beach lifestyle, located steps to town - and to the surf. The upstairs living space receives plenty of natural light from the many windows, skylights and two open air decks, full of charm and all focused on the impressive sand and surf views toward Malibu. Bonus room, laundry room and 2 car garage are located on the ground level, as well as a third deck with an in-ground spa. The second level includes two spacious master suites (potentially used as 3 bedrooms - see below) and formal entry. Upstairs the living spaces, kitchen and decks extend in an open and inviting floor plan with high ceilings, perfect for entertaining and admiring daily sunsets. Imagine enjoying the beautiful white sand beach and the nearby shops and restaurants, all just minutes by foot, with the rest of LA at your fingertips. And benefit from access to one of California's best performing school districts.

- 2 Bedroom, 2.5 Bathrooms
- Bonus Room
- Steps to Town, Steps to the Beach.
- Hardwood Flooring
- Built in Spa
- Stunning Ocean Views
- Freestanding Townhome



## AGENT INFORMATION

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Disclaimer: All information deemed reliable but not guaranteed.

## ABOUT SHAWN DUGAN

Shawn Dugan is a dedicated Realtor working across the South Bay Beach Cities and Palos Verdes Peninsula. Shawn is a life long local resident, raised in a family of real estate investors. He specializes both as a listing agent and a buyer's agent.

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