

## Residential/Development/Income Property Sales Matt Waxman • (310) 529-9580

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## THE FIRST LEED-Certified Sustainable Home



## 645 9th Street • MB



- 6 BR (master, 3 family suites, maid, guest/office)
- 6 full baths and 1 half bath
- Full basement with dedicated movie theater and concession bar, wine cellar, rec room with bar, housekeeper/guest room suite, wrapping room and an abundance of storage

Introducing Manhattan Beach's first U.S. Green Building Council LEED Certified\* luxury home. This home will offer Manhattan Beach's finest amenities for a healthier lifestyle with lower energy costs, and also benefits the environment. Be the first to own a landmark Green Home in the South Bay...





- Extensive use of bi-folding doors to promote indoor/outdoor living
  Large beautifully landscaped yard
- Utmost convenience to town and beach, yet a quiet and private street
- Huge kitchen equipped with the very best efficient appliances, opening onto a covered outdoor living and dining area with fireplace
- Over 7,758 sq. ft. (BTV) of living space plus 3-car garage
- Classic architectural design with hand-crafted finishes
- Latest green technologies yield lower energy costs and promote healthful indoor quality
- Solar panels on roof

