



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

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"As a Manhattan Beach native, I enjoy using my lifetime of area expertise to help my clients make the right move..."



**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
- 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
- Extensive use of bi-folding doors to promote indoor/outdoor living

Introducing Manhattan Beach's first U.S. Green Building Council LEED Gold 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...



- Large beautifully landscaped yard
- Utmost convenience to town and beach, yet a quiet and private street
- Classic architectural design with hand-crafted finishes
- Latest green technologies yield lower energy costs and promote healthful indoor quality
- Solar panels on roof

\*Final certification when home is completed

**LIVE RESPONSIBLY**

**BUILD RESPONSIBLY**



The South Bay's first dedicated certified green-building firm, specializing in high-performance, low-energy homes. Evergreen Design Build offers eco design, construction and consulting services.

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