

# *Sand and White Water Views!*



*Located in one of the most desirable areas of Manhattan Beach and just steps to the beach. Enjoy a short walk to popular downtown Manhattan Beach, fabulous restaurants and trendy boutiques. Relax on your roof top deck while enjoying spectacular views and romantic sunsets.*

*213 21st Street  
Manhattan Beach*

- ▶ *3 Bedrooms / 2 bath house with approx. 2,248 total sq. footage, includes apartment above garage, (buyer to verify)*
- ▶ *Most sought after 30 x 90 full lot*
- ▶ *Legal Duplex each with separate addresses*
- ▶ *Interior of the main house is down to the studs and is in need of complete rehabilitation*
- ▶ *Unlimited opportunity for upside potential for owner or developer*
- ▶ *Large roof top deck accessible from the exterior as well as the interior of the home*
- ▶ *Cozy and cute 1 bedroom, one bath apartment above the 2 car garage, also with ocean views*
- ▶ *Located in the sand section of Manhattan Beach with phenomenal ocean views*

*Offered at: \$1,999,000.*



*Please contact listing agent for further information*

**SCOTT ANASTASI**  
REALTY

*Jeannie Penner-More  
Realtor/Loan Consultant  
Scott Anastasi Realty  
310.259.6570 Direct  
310.540.8600 Office*



# *Jeannie*

*Jeannieshomes@aol.com  
www.jeannieshomes.com*

*"Over a decade of friendly professionalism"*

# *310-259-6570*

# *Penner-More*