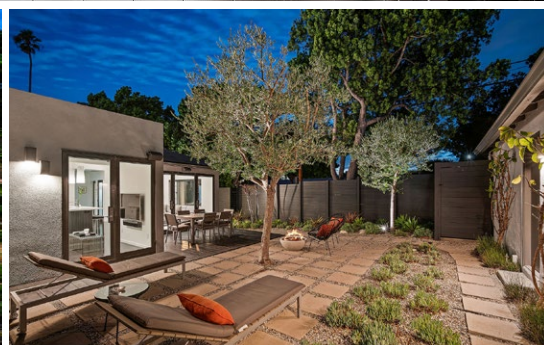


SEASIDE DESIGNER DUPLEX: A PERFECT SINGLE FAMILY ALTERNATIVE



2301 5TH ST, SANTA MONICA



Located in a quiet neighborhood of seaside Ocean Park, 4 blocks to cafes and shopping; the beach just beyond. This professionally designed and largely rebuilt duplex was crafted and curated for the owners use and is a perfect single-family alternative. Two private fenced and gated compounds blend location, style and serenity with indoor-outdoor living. The owners unit was taken down to the studs and redesigned by an award-winning architect: 2 bedrooms + den, 1.5 bathrooms, open concept living with cooks kitchen, soaring ceilings, walls of glass, hardwood floors, sound system, expansive landscaped gardens, adjacent studio/office (not included in square footage) and a 2-car garage. The second 2 bedroom, 1 bathroom home features casement windows overlooking private gardens, updated kitchen and bathroom, hardwood floors and multiple areas to entertain. Each home offers individual laundry and central AC. Duplexes of this quality and with this cash flow are rarely available. If vacant unit is rented, projected gross income is \$154,800, also making this an outstanding investment. Perfect for a lifestyle-focused buyer who appreciates proximity to the best of Santa Monica, Abbot Kinney and Rose Ave.

\$2,749,000 | 2301FifthSt.com | ListingSantaMonica.com



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