

WHAT YOU GET

\$2.6 Million Homes in California

A duplex in a landmark courtyard complex in West Hollywood, a 1922 cottage in Manhattan Beach and a Craftsman bungalow in Los Gatos.



By **Angela Serratore**

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Peter McMenamin

Manhattan Beach | \$2.599 Million

A 1922 cottage remodeled and expanded in 2018, with three bedrooms, two and a half bathrooms, and a one-bedroom, one-bathroom guesthouse, on a 0.1-acre lot

For many years, this was the home of the musician Graham Nash, who painted the wood ceilings in the living room gold and used the garage as a studio for his digital photography work. The cottage was expanded a few years ago by the sellers, who added square footage and updated it.

The neighborhood is quiet, with easy access to the services and shopping of nearby Manhattan Beach Boulevard. It is within walking distance of a public elementary school. The Manhattan Beach Pier and surrounding beaches are five minutes away by car.

Size: 2,534 square feet

Price per square foot: \$1,026

Indoors: A long cobblestone driveway leads to the front gate; beyond it is a private yard surrounded by mature trees, with a brick path to the front door, which opens directly into the living room.

One wall of the living room is lined with built-in bookshelves surrounding a fireplace. Wood beams (mostly stripped of Mr. Nash's gold paint, although traces remain in a few spots) run across the ceiling. Through this space is a dining room facing the kitchen, to which the sellers added a new stainless steel range.

Down a few steps is the family room, added during the 2018 renovation. Also on this level are a half bathroom and a laundry room.

From the living room, stairs lead to the second floor, which has three bedrooms: two original and one new. More bookshelves are built into a wall at the top of the stairs, with one section doubling as a door to a room big enough to hold a small desk. To the left is a guest room with two walk-in closets.

At the far end of the hall is the primary suite, added during the renovation; the en suite bathroom has a marble-topped double vanity.

Across the hall is another guest room with its own bathroom, both updated during the renovation.

Outdoor space: The front yard has space for a table and chairs. A generously sized wood deck off the family room connects the main house to guest quarters over the garage: a living area, a small kitchen, a bedroom and a bathroom with a skylight. The space below serves as a garage, but could be used as an art or music studio. A stairway off the deck leads to a brick patio, where bamboo planted by Mr. Nash stretches high enough to provide privacy from the neighboring houses.

Taxes: \$33,012 (estimated)

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