

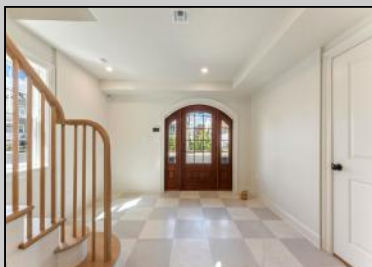
# Berger Realty

Since 1928



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3216 Pacific Ave  
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Asking \$5,400,000.00



## COMMENTS

Experience unparalleled coastal sophistication in this masterfully crafted custom home by The Ballias Group, where every detail speaks to timeless elegance and thoughtful design. This extraordinary residence offers sweeping ocean views and over 1000 square feet of mahogany covered decking across two expansive levels, creating an unrivaled setting for both intimate moments and grand entertaining. Step onto the covered veranda and be drawn toward a stunning 15x 8 Gunite pool surrounded by a gorgeous French pattern, custom marble patio, a true showcase of luxury living by the sea. Inside, the home is designed to flow effortlessly, with expansive living and dining areas ideal for gatherings, while private retreats provide solace and comfort. Soaring 9.5 foot coffered ceilings and 16 foot fully retractable sliding doors invite the ocean breeze indoors, making every space feel connected to the shore. The chef's kitchen is nothing short of spectacular, with stone countertops, custom cabinetry, and premium appliances including a 36 inch Sub Zero refrigerator and freezer, Miele range, and built in coffee system. A separate scullery offers additional cabinetry, a double oven, and an oversized sink, keeping prep and storage discreetly out of view. A private four stop elevator delivers you to the entire top floor primary suite, a sanctuary of indulgence with panoramic ocean vistas. The suite features an oversized custom closet and an extraordinary bath with a walnut vanity, striking stone and marble finishes, and a double head steam shower, a spa retreat in its own right. Every bath in the home reflects the same level of detail, with honed Calacatta marble tile and luxurious iceberg marble vanities creating a serene atmosphere throughout. With four bedrooms, a den, and a home offers abundant space for family and guests to enjoy the ultimate coastal lifestyle. Additional upgrades include French Anderson Architectural Series windows and entry trim to a bespoke indoor and outdoor audio system with neatly panels in a dedicated tech closet. This is far more than a home; it is a masterpiece of timeless elegance, unmatched craftsmanship, and a true testament to the art of living beautifully by the shore.



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