

# 40 23rd Avenue . Venice

## Rare Beach Walk Street Compound

2 Bedrooms +1 Bath Cottage | 1 Bed + 1 Bath Flat Above 3-Car Garage  
Home: 1008 s/f | Unit: 580 s/f | Year Built: 1921 | Lot Size: 2640 s/f



Visit the Website: at [www.40-23rdAve.com](http://www.40-23rdAve.com)



Discover this hidden gem in the best Venice beach location ... south of Venice Blvd on a quiet walk street ½ block to the residential section of the beachfront.

Hidden behind high fences, you'll find a hip, timeless 2BD/1BA 20's beach bungalow. The delightful front room, spanning the full width of the cottage, is enveloped in windows on three sides and opens to the private front yard. Recently remodeled, the kitchen has all stainless appliances plus a breakfast nook. The updated bath features a claw-foot tub, shower, skylights and original built-in cabinetry. Other features include central heat, ceiling fans & wood floors.



A courtyard separates the cottage from the 3-car garage above which you'll find a sunny 1BD/1BA flat perfect for a home office or rental.

Walk to restaurants & shops along the boardwalk and Abbot Kinney.

Planning on remodeling or building? Take advantage of non-conforming garage setbacks + a property that is not listed in the Los Angeles Historic Preservation Survey.

**Exclusively Offered For Sale ... \$1,995,000.**

CJ COLE . Venice Beach Living . 310.823.3129 . 310.773.6945  
[www.venicebeachliving.com](http://www.venicebeachliving.com)

BRE #00960322 | The information above is deemed reliable but not guaranteed.



**40 23rd AVE**  
VENICE, CA 90291

**3  
Beds**

**Baths 2.00  
(2F 0T 0H 0Q)**

**1,588/AS  
Sqft**

Single Family  
**LP \$1,995,000**



<b>Area</b>	11 Venice
<b>Subdivision</b>	
<b>List Price Per Sqft</b>	\$1,256.30
<b>Lot Size</b>	2,640/AS
<b>HOA Fee 1 &amp; 2</b>	
<b>MLS#</b>	17-288276
<b>APN</b>	UNAVAILABLE

**Directions:** On a quiet walk street between Speedway and Pacific one block south of Venice Blvd. 1/2 block to the residential section of Venice boardwalk.

**Remarks:** Discover this hidden gem in the best Venice beach location south of Venice Blvd on a quiet walk street 1/2 block to the residential section of the beachfront. Hidden behind high fences, you'll find a hip, timeless 2BD/1BA 20's beach bungalow. The delightful front room, spanning the full width of the cottage, is enveloped in windows on three sides and opens to the private front yard. Recently remodeled, the kitchen has all stainless appliances plus a breakfast nook. The updated bath features a claw-foot tub, shower, skylights and original built-in cabinetry. Other features include central heat, ceiling fans & wood floors. A courtyard separates the cottage from the 3-car garage above which you'll find a sunny 1BD/1BA flat perfect for a home office or rental. Walk to restaurants & shops along the boardwalk and Abbot Kinney. Planning on remodeling or building? Take advantage of non-conforming garage setbacks + a property that is not listed in the Los Angeles Historic Preservation Survey.

**Agent Remarks:** The 2BD+2BA front house is currently vacant. The guest house is rented on a month-to-month lease at \$2250/month. Photos are from previous listings. Showings require 24 hours notice. Call CJ at 310.773.6945 or send an email to cj16@cjcole.com. PLEASE DO NOT TEXT !!!

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Structure Info	
<b>Year Built/Source</b>	1921/Assessor
<b>View</b>	Walk Street
<b>Stories</b>	2
<b>Guest House</b>	Detached
<b>PUD</b>	
<b>Sewer</b>	In Street Paid
<b>Style</b>	Bungalow

Land/Lot Info	
<b>Zoning</b>	LARD1.5
<b>Land Type</b>	
<b>Land Lease</b>	
<b>Horse Property</b>	
<b>Lot Acreage</b>	
<b>Special Zone</b>	Coastal Commission, Property Report, Rent Control
<b>Add Parcel</b>	

Contract Info		DOM 1
<b>List Date</b>	11-08-2017	
<b>List Price</b>	\$1,995,000	
<b>Orig List Price</b>	\$1,995,000	
<b>Status Date</b>	11-08-2017	
<b>Change Date/Type</b>	11-09-2017/New Listing	
<b>Sale Type</b>	Standard	
<b>CSO</b>	2.5%	
<b>Listing Type</b>	Exclusive Right	
<b>Disclosure</b>	As Is, Coastal Zone, Property Report, Rent Control	

Community/Development	
<b>Tax Mello Roos</b>	No
<b>Complex/Assoc Name</b>	
<b>Assoc Amenities</b>	
<b>Assoc Fees Include</b>	
<b>Assoc Pet Rules</b>	
<b>Community Features</b>	
<b>Rental Restrictions</b>	
<b>Short Term Rentals</b>	
<b>Short Term Rental Duration</b>	

Parking Details	
<b>Parking Type</b>	Detached, Door Opener, Garage - 3 Car, Garage Is Detached, Side By Side
<b>Total Spaces</b>	3
<b>Covered Spaces</b>	3
<b>Uncovered Spaces</b>	
<b>Garage Spaces</b>	
<b>Carport Spaces</b>	

Showing Info	
<b>Occupancy/Show</b>	24-hr Notice, Appointment Only, Call LA 1, Do Not Contact Occupant, Listing Agent Accompanies, Tenant, Vacant, Video Available
<b>Contact Name</b>	
<b>Contact Phone</b>	
<b>Occupant Type</b>	Tenant, Vacant
<b>Lockbox Location</b>	
<b>Lockbox Type</b>	
<b>Gate Code</b>	

Interior Features	
<b># Fireplaces/Details</b>	None
<b>Furnished</b>	No
<b>AC/Cooling</b>	Ceiling Fan, Central, Gas
<b>Heating</b>	Central, Forced Air
<b>Flooring</b>	Hardwood, Tile, Wood
<b>Equip/Apppl</b>	Built-Ins, Cable, Ceiling Fan, Dishwasher, Dryer, Garbage Disposal, Hood Fan, Ice Maker, Microwave, Range/Oven, Refrigerator, Washer, Water Line to Refrigerator

Exterior Features	
<b>Pool</b>	No
<b>Spa</b>	None
<b>Tennis/Courts</b>	
<b>Roofing</b>	Composition, Composition Shingle
<b>Fence</b>	Privacy Fence, Wood
<b>Laundry</b>	Community, In Closet, Outside, Room

**CJ Cole**  
Venice Beach Living  
LA1 CalBRE#: 00960322

<b>Phone / Cell</b>	p: 310-773-6945 / c: 310-773-6945
<b>Email</b>	cjc.mls3@venicebeachliving.com
<b>Office Phone</b>	310-823-3129

Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. MLSPLUS Copyright ' 2017 by TheMLS . Information deemed reliable but not guaranteed. Presented by: CJ Cole CalBRE# 00960322