

**480 S VENICE BLVD**  
VENICE, CA 90291

**3  
Beds**

**Baths 3.00  
(2F 0T 1H 0Q)**

**2,428/VN  
Sqft**

Single Family  
**LP \$2,850,000**



<b>Area</b>	11 Venice
<b>Subdivision</b>	
<b>List Price Per Sqft</b>	\$1,173.81
<b>Lot Size</b>	3,724/VN
<b>HOA Fee 1 &amp; 2</b>	
<b>MLS#</b>	18-405630
<b>APN</b>	4227-001-026

**OPEN HOUSE** 11/13/2018 (11:00AM-2:00PM)

**Directions:** Corner of S Venice Boulevard and Eastern Canal Court (west of Ocean Avenue). Entrance is off Canal Court E.

**Remarks:** Ready to party after a day at the beach? Just 4 blocks from Venice Beach this fabulous entertaining home awaits you. The sophisticated open layout features a state-of-the-art cook's kitchen, built-in booth dining for large gatherings + a romantic lounging area highlighted by a dramatic 3-story tall light installation. All spilling onto a privately enclosed terrace with lush plantings, swim spa/pool and bbq center. The loft on the second level provides a perfect entry to the master suite, guest bedroom and office (3rd bedroom). Capturing the essence of outdoor California living and a view of the Venice Canals that border the home, the rooftop deck offers a great backdrop for relaxing. It's all about location ... access to anything and everything you are looking for ... all at your doorstep and walkable! Two blocks to fine dining & shopping on trendy Abbot Kinney, the Venice Canals outside your back door, and steps to the sand, bike path, funky shopping & entertainment along Venice

**Agent Remarks:** No sign on property. No public open houses. Please schedule showings with CJ by email or phone ... no texts, please.

**Showing Remarks:** No sign on property. No public open houses. Please schedule showings with CJ by email or phone ... no texts, please.

Structure Info	
<b>Year Built/Source</b>	1999
<b>View</b>	Canal, Trees/Woods
<b>Stories</b>	2
<b>Guest House</b>	N/A
<b>PUD</b>	
<b>Sewer</b>	In Connected and Paid
<b>Style</b>	Contemporary Mediterranean

Land/Lot Info	
<b>Zoning</b>	LAR3
<b>Land Type</b>	
<b>Land Lease</b>	
<b>Horse Property</b>	
<b>Lot Acreage</b>	
<b>Special Zone</b>	Property Report
<b>Addl Parcel</b>	

Contract Info		DOM 1
<b>List Date</b>	11-07-2018	
<b>List Price</b>	\$2,850,000	
<b>Orig List Price</b>	\$2,850,000	
<b>Status Date</b>	11-07-2018	
<b>Change Date/Type</b>	11-08-2018/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	

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>	Attached, Direct Entrance, Door Opener, Driveway, Garage - 2 Car, Garage Is Attached, Side By Side
<b>Total Spaces</b>	3
<b>Covered Spaces</b>	2
<b>Uncovered Spaces</b>	
<b>Garage Spaces</b>	
<b>Carpport Spaces</b>	

Showing Info	
<b>Occupancy/Show</b>	24-hr Notice, Alarm on Property, Listing Agent Accompanies, Owner
<b>Contact Name</b>	
<b>Contact Phone</b>	
<b>Occupant Type</b>	Owner
<b>Lockbox Location</b>	
<b>Lockbox Type</b>	
<b>Gate Code</b>	

Interior Features	
<b># Fireplaces/Details</b>	1/Gas, Gas Starter, Living Room, Wood Burning
<b>Furnished</b>	Unfurnished
<b>AC/Cooling</b>	Air Conditioning, Central
<b>Heating</b>	Central, Forced Air, Natural Gas
<b>Flooring</b>	Hardwood
<b>Equip/Apppl</b>	Alarm System, Barbeque, Bar Ice Maker, Built-Ins, Cable, Dishwasher, Dryer, Garbage Disposal, Gas Dryer Hookup, Hood Fan, Ice Maker, Microwave, Range/Oven, Refrigerator, Washer, Water Line to Refrigerator

Exterior Features	
<b>Pool</b>	Exercise Pool, Heated And Filtered, In Ground, Lap Pool, Permits, Private, Tile, Waterfall
<b>Spa</b>	Heated, Hot Tub, In Ground, Permits, Private
<b>Tennis/Courts</b>	
<b>Roofing</b>	Composition
<b>Fence</b>	Block Wall, Stucco Wall
<b>Laundry</b>	On Upper Level, Room

**CJ Cole**  
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