

480 S VENICE BLVD • VENICE

READY TO ENJOY A GLASS OF WINE BY THE POOL ???



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.

Home: approximately 2728 sf | Lot Size: 3724 sf | Year Built: 1999

FOR SALE ... \$2,850,000



Presented by **CJ COLE** | Venice Beach Living | Associate Broker Bulldog Realtors
310.773.6945 | www.VeniceBeachLiving.com | new website: VeniceDigs.com

This information is deemed reliable; however, no representation of any kind is made as to its accuracy.
This is not intended as a solicitation if your property is currently listed. DRE# 00960322.

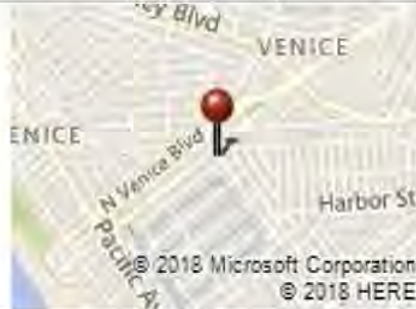
480 S VENICE BLVD
VENICE, CA 90291

3
Beds

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

2,428/VN
Sqft

Single Family
LP \$2,850,000



Area	11 Venice
Subdivision	
List Price Per Sqft	\$1,173.81
Lot Size	3,724/VN
HOA Fee 1 & 2	
MLS#	18-405630
APN	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		Land/Lot Info		Contract Info		DOM 1
Year Built/Source	1999	Zoning	LAR3	List Date	11-07-2018	
View	Canal, Trees/Woods	Land Type		List Price	\$2,850,000	
Stories	2	Land Lease		Orig List Price	\$2,850,000	
Guest House	N/A	Horse Property		Status Date	11-07-2018	
PUD		Lot Acreage		Change Date/Type	11-08-2018/New Listing	
Sewer	In Connected and Paid	Special Zone	Property Report	Sale Type	Standard	
Style	Contemporary Mediterranean	Add Parcel		CSO	2.5%	
				Listing Type	Exclusive Right	
				Disclosure	As Is, Coastal Zone	

Community/Development		Parking Details		Showing Info	
Tax Mello Roos	No	Parking Type	Attached, Direct Entrance, Door Opener, Driveway, Garage - 2 Car, Garage Is Attached, Side By Side	Occupancy/Show	24-hr Notice, Alarm on Property, Listing Agent Accompanies, Owner
Complex/Assoc Name		Total Spaces	3	Contact Name	
Assoc Amenities		Covered Spaces	2	Contact Phone	
Assoc Fees Include		Uncovered Spaces		Occupant Type	Owner
Assoc Pet Rules		Garage Spaces		Lockbox Location	
Community Features		Carport Spaces		Lockbox Type	
Rental Restrictions				Gate Code	
Short Term Rentals					
Short Term Rental Duration					

Interior Features		Exterior Features	
# Fireplaces/Details	1/Gas, Gas Starter, Living Room, Wood Burning	Pool	Exercise Pool, Heated And Filtered, In Ground, Lap Pool, Permits, Private, Tile, Waterfall
Furnished	Unfurnished	Spa	Heated, Hot Tub, In Ground, Permits, Private
AC/Cooling	Air Conditioning, Central	Tennis/Courts	
Heating	Central, Forced Air, Natural Gas	Roofing	Composition
Flooring	Hardwood	Fence	Block Wall, Stucco Wall
Equip/Apppl	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	Laundry	On Upper Level, Room

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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. VESTAPLUS™ Copyright © 2018 by The MLS™. Information deemed reliable but not guaranteed. Presented by: CJ Cole CALDRE# 00960322