

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 2428 sf | Lot Size: 3724 sf | Year Built: 1999

FOR SALE ... \$2,495,000



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

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480 S VENICE BLVD
VENICE, CA 90291

3
Beds

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

2,428/VN
Sqft

Single Family
LP \$2,495,000



Expected on Market

Area	11 Venice
Subdivision	
List Price Per Sqft	\$1,027.59
Lot Size	3,724/VN
HOA Fee 1 & 2	
MLS#	19-442476
APN	4227-001-026

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

Remarks: 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 4 blocks to the sand, funky shopping & entertainment along Venice Beach. Ready to enjoy a glass of wine by the pool? This fabulous entertaining home awaits you. The sophisticated open plan 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/den 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.

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 65
Year Built/Source	1999	List Date	03-10-2019
View	Canal, Courtyard	List Price	\$2,495,000
Stories	3	Orig List Price	\$2,590,000
Guest House	N/A	Status Date	03-10-2019
PUD		Change Date/Type	05-13-2019/Price Change
Sewer	In Street Paid	Sale Type	Standard
Style	Contemporary Mediterranean	CSO	2.5%
		Listing Type	Exclusive Right
		Disclosure	As Is, Coastal Zone

Community/Development	Parking Details	Showing Info	
Tax Mello Roos	No	Occupancy/Show	24-hr Notice, Listing Agent Accompanies, Owner, Video Available
Complex/Assoc Name		Contact Name	
Assoc Amenities		Contact Phone	
Assoc Fees Include		Occupant Type	Owner
Assoc Pet Rules		Lockbox Location	
Community Features		Lockbox Type	
Rental Restrictions		Gate Code	
Short Term Rentals			
Short Term Rental Duration			

Interior Features	Exterior Features		
# Fireplaces/Details	1/Living Room	Pool	Exercise Pool, Heated And Filled, Heated with Gas, In Ground, Private, Waterfall
Furnished	Unfurnished	Spa	Bath Tub
AC/Cooling	Air Conditioning, Ceiling Fan, Central, Dual, Gas	Tennis/Courts	
Heating	Central, Forced Air	Roofing	Composition
Flooring	Hardwood	Fence	Stucco Wall
Equip/Apppl	Alarm System, Barbeque, Built-ins, Ceiling Fan, Central Vacuum, Dishwasher, Dryer, Freezer, Garbage Disposal, Hood Fan, Ice Maker, Microwave, Range/Oven, Refrigerator, Washer, Water Line to Refrigerator	Laundry	Room

CJ Cole	
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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 © 2019 by The MLS™. Information deemed reliable but not guaranteed. Presented by: CJ Cole CALDRE# 00980322