

**214 Howland Canal**  
VENICE, CA 90291

**3  
Beds**

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

**2,000/AS  
Sqft**

Single Family  
**LP \$3,200,000**



<b>Expected on Market</b>	
<b>Area</b>	11 Venice
<b>Subdivision</b>	
<b>List Price Per Sqft</b>	\$1,600.00
<b>Lot Size</b>	2,850/AS
<b>HOA Fee 1 &amp; 2</b>	
<b>MLS#</b>	20-674474
<b>APN</b>	4227-011-030

**Directions:** On the Venice Canals ... from Washington Boulevard, turn north on Dell Avenue (second light from beach), go over one bridge and turn left on Court B. Home will be on the right.

**Remarks:** On an island in the Venice Canals, this warm, inviting home is extensively remodeled with exquisite taste, custom quality, and timeless contemporary flourishes. Designed for casual entertaining and stylish everyday living, the open-concept space features a chefs kitchen with a massive center island, Miele and SubZero appliances, and Quartzite counters that flows to the bright & airy living area with bleached white oak floors. A retractable glass wall leads to the comfortable outdoor terrace with heaters and speakers, a beautifully landscaped yard, and your own boat dock. The master retreat features vaulted ceilings, a glass wall opening to a canal-front balcony, a walk-in closet, and an incredible bath with a spa-like shower. Two bedrooms, a bath with jetted tub, a sky-lit office nook, and a huge back deck round out the second floor. Outfitted with tech comforts, HVAC, Sonos smart home system, security cameras, and more. Minutes from the beach and Abbot Kinney shops and restaurants.

**Agent Remarks:** Please email or call for info and showing appointments ... NO TEXTS, please. A signed CAR form PEAD-V is required from anyone entering the property and must be emailed to listing agent PRIOR to entry. Additionally, adherence to CAR's Best Practices Guidelines and Prevention Plan, as well as the wearing of masks and any mandatory government requirements is also required. Excluded from sale are two ceiling mounts in upstairs hall and two hanging pendant lights in master.

**Showing Remarks:** By appointment with listing agent only via phone or email ... NO TEXTS, please. PEAD-V required via email in advance of showing. Masks required.

Structure Info	
<b>Year Built/Source</b>	2000/Assessor
<b>View</b>	Canal
<b>Stories</b>	2
<b>Guest House</b>	
<b>PUD</b>	
<b>Sewer</b>	
<b>Style</b>	Contemporary

Land/Lot Info	
<b>Zoning</b>	LARW1
<b>Land Type</b>	
<b>Land Lease Purchase</b>	
<b>Horse Property</b>	
<b>Lot Acreage</b>	0.066
<b>Special Zone</b>	Property Report
<b>Addl Parcel</b>	

Contract Info		DOM 0
<b>List Date</b>	12-31-2020	
<b>List Price</b>	\$3,200,000	
<b>Orig List Price</b>	\$3,200,000	
<b>Status Date</b>	12-31-2020	
<b>Change Date/Type</b>	12-31-2020/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, Exclusions Call Agent, Earthquake Insurance Available	

Community/Development	
<b>Tax Mello Roos</b>	
<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, Garage - 2 Car, Side By Side, Direct Entrance, Door Opener
<b>Total Spaces</b>	3
<b>Covered Spaces</b>	2
<b>Uncovered Spaces</b>	1
<b>Garage Spaces</b>	2
<b>Carpport Spaces</b>	

Showing Info	
<b>Occupancy/Show</b>	24-hr Notice, Alarm on Property, Animal/Pets on Property, Appointment Only, BEWARE OF DOG, Call LA 1, Listing Agent Accompanies, Owner
<b>Contact Name</b>	CJ Cole
<b>Contact Phone</b>	310-773-6945
<b>Occupant Type</b>	Owner
<b>Lockbox Location</b>	
<b>Lockbox Type</b>	
<b>Gate Code</b>	

Interior Features	
<b># Fireplaces/Details</b>	Living Room, Great Room
<b>Furnished</b>	Unfurnished
<b>AC/Cooling</b>	Air Conditioning, Ceiling Fan, Central, Dual
<b>Heating</b>	Central, Forced Air, Zoned
<b>Flooring</b>	Hardwood
<b>Equip/Apppl</b>	Alarm System, Built-Ins, Ceiling Fan, Dishwasher, Dryer, Garbage Disposal, Hood Fan, Ice Maker, Microwave, Network Wire, Range/Oven, Refrigerator, Washer, Water Line to Refrigerator, Water Purifier

Exterior Features	
<b>Pool</b>	No
<b>Spa</b>	Bath Tub
<b>Tennis/Courts</b>	None
<b>Roofing</b>	Composition
<b>Fence</b>	
<b>Laundry</b>	Garage

**CJ Cole**  
The Agency DRE#: 01904054  
LA1 CALDRE#: 00960322

<b>Phone / Cell</b>	p: 310-773-6945 / c: 310-773-6945
<b>Email</b>	cjc.mls3@venicebeachliving.com
<b>Office Phone</b>	424-835-7230

**NOTICE:** Due to COVID-19, DOM was frozen and not recorded in the history from March 15, 2020 to July 5, 2020. 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. The property may have video/surveillance devices. VESTAPLUS™ Copyright © 2020 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: CJ Cole CALDRE# 00960322



214 Howland Canal  
VENICE, CA 90291

3  
Beds

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

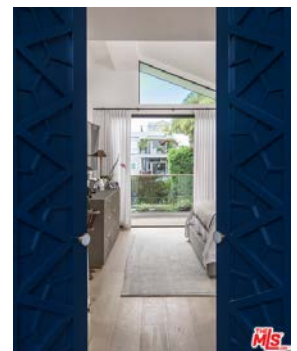
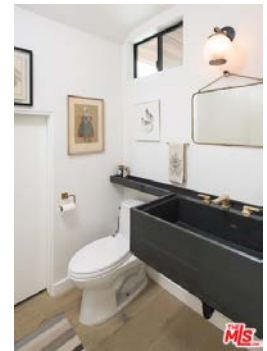
2,000/AS  
Sqft

Single Family  
LP \$3,200,000

Home icon  
Active









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