

13105 VENICE BLVD.

VENICE ADJACENT

3 BEDS | 3 BATHS | 2,098 SQ. FT. | 2,499 SQFT LOT

Architecturally-recognized home + studio. The loft-like living/eating/cooking space on the top opens up to two terraces, ocean breezes & views of the Santa Monica Mountains. The master bedroom + two more, are nestled on the second level. The ground floor studio could be additional living space for entertaining or guests. This unique green home is ecologically sound & energy efficient including flash water heating, radiant heat, wheat board paneling, cork & rubber flooring, & photo-voltaic solar.

OFFERED AT \$1,695,000

CJ COLE

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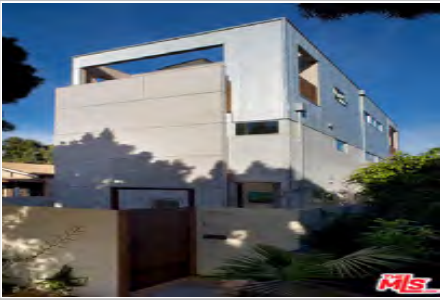
13105 VENICE BLVD
LOS ANGELES, CA 90066

**3
Beds**

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

**2,098/VN
Sqft**

Single Family
LP \$1,695,000



Expected on Market	
Area	13 Palms - Mar Vista
Subdivision	
List Price Per Sqft	\$807.91
Lot Size	2,499/VN
HOA Fee 1 & 2	
MLS#	19-523666
APN	4245-021-006

OPEN HOUSE 10/27/2019 (2:00PM-4:30PM)

Directions: Venice adjacent ... 2 blocks east of Walgrove ... across from Venice High

Remarks: Known as the "Prototype," this architecturally-recognized home + studio was designed by Jonathan Davis. The loft-like living/eating/cooking space on the top opens up to sunlight, two terraces, ocean breezes and views from the back deck of sunsets on the Santa Monica Mountains. The bedrooms, consisting of a master + two more, are nestled on the second level. The ground floor working studio could also be additional living space for entertaining or guests. Every inch of the 2,100 square feet is used efficiently to provide ample room. Built-in walls of cabinets & shelves offer abundant storage. This unique home is made of green materials, incorporating ecologically sound and energy efficient technologies including zero VOC paints and finishes, low flow fixtures, flash water heating, radiant heat floors, wheat board paneling, cork and recycled rubber flooring, and photo-voltaic solar panels. The windowless front, thick glass, extra insulation, 5' railings and walls create a private-feeling.

Agent Remarks: This is a single family home that was designed to be a living space with a first floor working architecture studio.

Showing Remarks: Best days for showings are Tuesday and Sundays. Please call or email ... NO TEXTS, Please.

Structure Info	
Year Built/Source	2005
View	Green Belt, Mountains, Tree Top, Trees/Woods
Stories	3
Guest House	N/A
PUD	
Sewer	
Style	Architectural

Land/Lot Info	
Zoning	LARD1.5
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	
Special Zone	
Addl Parcel	

Contract Info		DOM 0
List Date	10-24-2019	
List Price	\$1,695,000	
Orig List Price	\$1,695,000	
Status Date	10-24-2019	
Change Date/Type	10-24-2019/New Listing	
Sale Type	Standard	
CSO	2.5%	
Listing Type	Exclusive Right	
Disclosure	As Is	

Community/Development	
Tax Mello Roos	
Complex/Assoc Name	
Assoc Amenities	
Assoc Fees Include	
Assoc Pet Rules	
Community Features	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	

Parking Details	
Parking Type	Door Opener, Gated, RV Possible, Uncovered
Total Spaces	2
Covered Spaces	
Uncovered Spaces	
Garage Spaces	
Carpport Spaces	

Showing Info	
Occupancy/Show	24-hr Notice, Appointment Only, Do Not Contact Occupant, Listing Agent Accompanies, Owner
Contact Name	CJ Cole
Contact Phone	310.773.6945
Occupant Type	Owner
Lockbox Location	
Lockbox Type	
Gate Code	

Interior Features	
# Fireplaces/Details	None
Furnished	Unfurnished
AC/Cooling	None
Heating	Solar
Flooring	Cement, Ceramic Tile, Other
Equip/Apppl	Built-Ins, Dishwasher, Dryer, Garbage Disposal, Hood Fan, Ice Maker, Microwave, Range/Oven, Refrigerator, Solar Panels, Washer, Water Line to Refrigerator

Exterior Features	
Pool	No
Spa	None
Tennis/Courts	
Roofing	
Fence	
Laundry	Inside, 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. The property may have video/surveillance devices. VESTAPLUS™ Copyright © 2019 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: CJ Cole CALDRE# 00960322

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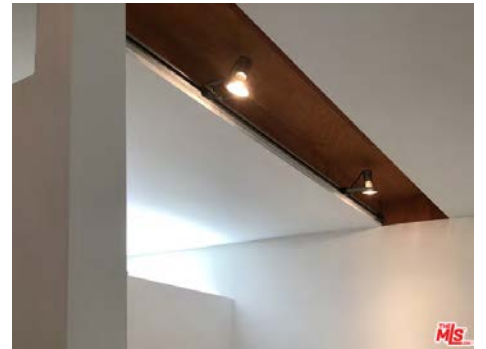
3
Beds

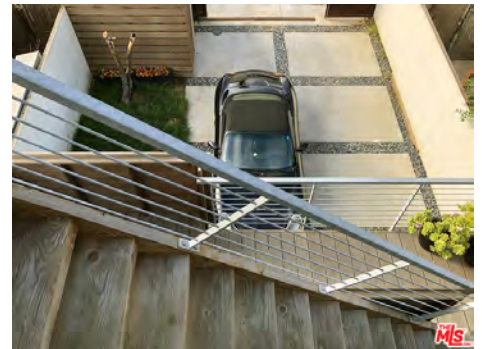
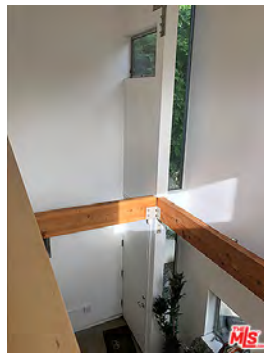
Baths 3.00
(2F 0T 1H 0Q)

2,098/VN
Sqft

Single Family
LP \$1,695,000

Home icon
Active





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