Status: Active **Address:** 1530 LOUELLA AVE , VENICE, CA 90291 **LP:** $1,600,000

RESIDENTIAL SINGLE FAMILY	**AREA:** (11) Venice	**MLS#:** 14-762075	**MAP:** 671/J4	**BR:** 3
STYLE: Modern	**SUB:**	**PUD:**	**YB:** 1949	**BA:** 3.00 (2 0 1 0)
APN: 4244-017-013	**Zone:** LAR1	**HOD:**	**STO:** 1	**APX SF:** 1,727/VN
ADP: No	**VU:** No	**PL:** No	**APX LDM:**	**APX LSZ:** 5,901/VN
APX ACREAGE: N/A	**GH:** N/A	**FP:** 2		**PKGT:** 4
HORSE PROP:	**LSE:**	**LOP:**	**FUR:** No	**PKGC:** 2
ELEM: Check w/City	**JRHS:** Check w/City	**SRHS:** Venice High		

DIRECTIONS: East of Lincoln Boulevard, south of Penmar Park Recreation Center & Golf Course, on the corner of Morningside Way.

REMARKS: Enjoy the minimalist modern design of this 3 bedroom, 2 3/4 bath + studio home. Situated on a large, beautifully landscaped lot, thissingle-story home is built around a sunny courtyard accessed by French doors from most rooms. Every detail has been carefully chosen with bothstyle and function in mind ... oak hardwood floors; 2 gas-burning fireplaces; built-in storage in living areas, master bedroom and garage; sky lights; steam shower; modern fixtures, fittings and appliances ... and much more. Plus there is a large studio/family room and an over sized doublegarage. All in pristine condition!

PRIVATE REMARKS: Home was extensively renovated and added to between 2005-2012 with permits. Assessor square footage may not include added footage. Studio 3/4 bath does not have a permit.

ROOMS: Art Studio,Breakfast Area,Breakfast Bar,Dining Area,Great Room,Living,Master Bedroom,Patio Covered,Patio Open,Studio,Walk-In Closet

EQUIPMENT: Built-Ins,Dishwasher,Dryer,Garbage Disposal,Range/Oven,Refrigerator,Washer

AIR: None	**HEAT:** Central,Forced Air,Natural Gas
FLOOR: Hardwood	**LAUNDRY:** Garage
FIREPL: Living Room,Master Bedroom	**ROOF:**
POOL:	**TENNIS:**
PARK: Attached,Built-In Storage,Direct Entrance,Door Opener,Driveway,Garage - 2 Car,Garage Is Attached,Oversized	**SPA:**
VIEW TYPE: None	**WATERFRONT:**
SEC:	**FIN:** AITD
SEWER:	**POSS:**
DISC: As Is	**SZONE:**
OCC/SHOW: 48-hr Notice,Appointment Only,Listing Agent Accompanies,Registration Required,Tenant	**SALE TYPE:** Standard
LAND TYPE:	

LP: $1,600,000	**DOM:** 2	**LD:** 05/17/2014	**SP:**	**SSP:**	**LP/SF:** $926.46
OLP: $1,600,000	**CDOM:**	**CD:**	**SD:**	**WD:**	**SP/SF:**

LA1: CJ Cole		**CalBRE:** 00960322	**LA2:**		**CalBRE:**
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LO1: Venice Beach Living		**PH:** 310-823-3129	**LO2:**		**PH:**
EMAIL: cjc.mls@venicebeachliving.com			**EMAIL:**		

CSO: 2.5% **LT:** ER **LBA:** **BAC:** Yes **LS:** No **EO:** No **PROBATE:** No

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. Copyright © 2014 by TheMLS.com. Information deemed reliable but not guaranteed. Presented by: CJ Cole CalBRE# 00960322