

STATUS: Active

ADDRESS: 1635 SHELL AVE , VENICE 90291

LP: \$1,300,000



RESIDENTIAL SINGLE FAMILY
STYLE: California Bungalow
APN: 4241-014-007
ADP:
APX ACREAGE:
HORSE PROP:
ELEM: Check w/City

AREA: (11) Venice
SUB:
ZONE: LAR2
VU: Yes
GH: N/A
LSE: No
JRHS: Check w/City

MLS#: 11-503455 **MAP:** 671/J5
PUD: **YB:** 1924
HOD: 0.00 **STO:** 2
PL: No **APX LDM:**
FP:
LOP: No **FUR:** No
SRHS: Venice High

BR: 3
BA: 2.00
APX SF: 1600
APX LSZ: 3,074
PKGT: 1
CVD PKGC:

DIRECTIONS: North of Venice Blvd, West of Lincoln, East of Abbot Kinney ... On the Shell Circle

REMARKS: Prime location + immaculate condition ... Original 20's bungalow with second story addition and tasteful remodel retains the classic warmth for which the Venice Walk Street area is coveted. There are beautiful oak floors and wood-paned windows throughout. The large country kitchen has stainless built-ins and a breakfast nook opening to the courtyard. One bedroom and bath are down; the master suite and third bedroom w/loft are above. This serene architecturally detailed home has a private and lushly landscaped front yard with a huge sunny deck above. Bonus garage/office has reclaimed wood floors & wood stove. Located on the Shell Circle in the heart of the Venice walk street area ... steps to trendy shops & restaurants on Abbot Kinney and 8 blocks to the beach.

ROOMS: Bonus,Breakfast Area,Dining Area,Living,Loft,Patio Open

EQUIP: Built-Ins,Dishwasher,Garbage Disposal,Range/Oven,Refrigerator

AIR: None
FLOOR: Hardwood
FIREPL: Wood Burning,Other
POOL:
PARK: Detached,Garage,Uncovered
VIEW TYPE: Green Belt
SEC: Gated
SEWER: In Street,Paid
DISC: As Is

HEAT: Central
LAUNDRY: Inside
ROOF: Composition
TENNIS:
SPA:
WATERFRONT:
FIN: Cash
POSS:
SZONE: Coastal Commission,Property Report

OCC/SHOW: 48-hr Notice,Listing Agent Accompanies

LP:: \$1,300,000 **DOM:** 2 **SP:** **SSP:** **OLP:** \$1,300,000
LD: 01/25/2011 **CD:** **SD:** **WD:**

LA1: CJ Cole **LA1#:** 310-823-3129 **LA1 CELL:** 310-773-6945 **LA1 OTHER:**
LA2: **LA2#:** **LA2 CELL:** **LA1 OTHER:**
LA1 EMAIL: cj06.mls@venicebeachliving.com **LA2 EMAIL:**
LO1: Venice Beach Living **LO1# :** 310-823-3129
LO2: **LO2# :**
CSO: 2.5% **LT:** ER **LBA:** No **BAC:** Yes **LS:** No **EO:** No **PROBATE:**

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