

**STATUS:** Active

**ADDRESS:** 16 PARK AVE , VENICE 90291

**LP:** \$2,975,000



**RESIDENTIAL SINGLE FAMILY**

**STYLE:** Modern  
**APN:** 4286-025-001  
**ADP:** No  
**APX ACREAGE:**  
**HORSE PROP:**  
**ELEM:** LAUSD

**AREA:** (11) Venice  
**SUB:**  
**ZONE:** LARD1.5  
**VU:** Yes  
**GH:** N/A  
**LSE:** No  
**JRHS:** LAUSD

**MLS#:** 13-701897 **MAP:** 671/G5 **BR:** 3  
**PUD:** No **YB:** 1906 **BA:** 3.00  
**HOD:** 0.00 **STO:** 3 **APX SF:** 2825  
**PL:** No **APX LDM:** 40x120 **APX LSZ:** 4,809  
**FP:** 1 **PKGT:** 7  
**LOP:** No **FUR:** No **CVD PKGC:** 3  
**SRHS:** Venice High

**DIRECTIONS:** One block north of Brooks Avenue at Speedway and Park Avenue walk street ... one building to the sand.

**REMARKS:** This very unique, very special and really extraordinary Venice beach house is located at the end of one of Venice's most attractive walk streets ... just one building to the sand and 3 short blocks to Venice's finest restaurants and shops on trendy Abbot Kinney Boulevard. A thoughtful blend of the old and the new, this romantic home was built in 1906 by Abbot Kinney for his son, Thornton. In 2006, the home was completely renovated and a new wing, designed by Venice architect Michael Hricak, was added. Original historic features and moldings were preserved and meticulously continued in the addition. Included are previously permitted plans for a 3 bd 2.5 bth second unit over a four-car garage and a lap pool. The property is on a extremely large 4809 s/f lot. 3-4 Bedrooms 3 Baths Sun Porch Family Room Studio 3-Car Garage + 4 Additional Parking Spaces. This is truly a one-of-a kind opportunity for the buyer in search of a meticulously maintained estate at the beach in Venice.

**ROOMS:** Art Studio,Breakfast Area,Dining Area,Enclosed Glass Porch,Entry,Family,Living,Loft,Master Bedroom,Office,Pantry,Patio Open,Two Masters

**EQUIP:** Barbeque,Built-Ins,Ceiling Fan,Dishwasher,Dryer,Garbage Disposal,Gas Dryer Hookup,Hood Fan,Range/Oven,Refrigerator,Washer

**AIR:** Ceiling Fan

**FLOOR:** Cement,Hardwood

**FIREPL:** Living Room,Wood Stove Insert

**POOL:** Room For

**PARK:** Private Garage,Side By Side,Uncovered,Other

**VIEW TYPE:** Ocean,Walk Street,White Water

**SEC:**

**SEWER:** In Street Paid

**DISC:** As Is,Building Plans Available,Coastal Zone,Property Report

**HEAT:** Central,Forced Air,Natural Gas

**LAUNDRY:** Inside

**ROOF:** Composition Shingle

**TENNIS:**

**SPA:**

**WATERFRONT:**

**FIN:** Cash

**POSS:** Close Of Escrow

**SZONE:**

**OCC/SHOW:** 24-hr Notice,Appointment Only,Call LA 1,Listing Agent Accompanies,Owner,Registration Required,Video Available

**LP::** \$2,975,000

**DOM:** 52

**SP:**

**SSP:**

**OLP:** \$3,475,000

**LD:** 08/24/2013

**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:** cjc.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:**

**DISCLAIMER:** 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 (c) 2013 by Combined L.A./Westside MLS, Inc. Information deemed reliable but not guaranteed.