

**STATUS:** Active

**ADDRESS:** 217 LINNIE CANAL , VENICE 90291

**LP:** \$1,825,000



**RESIDENTIAL SINGLE FAMILY**

**STYLE:** Contemporary

**APN:** 4227-005-010

**ADP:** No

**APX ACREAGE:**

**HORSE PROP:**

**ELEM:** Coeur d'Alene

**AREA:** (11) Venice

**SUB:**

**ZONE:** LARW1

**VU:** Yes

**GH:** None

**LSE:** No

**JRHS:** Check w/City

**MLS#:** 11-563393 **MAP:** 671/H6

**PUD:** No

**HOD:** 0.00

**PL:** No

**FP:** 1

**LOP:** No

**SRHS:** Venice High

**MAP:** 671/H6

**YB:** 1976

**STO:** 2

**APX LDM:** 30X95

**FUR:** No

**BR:** 3

**BA:** 3.00

**APX SF:** 1999

**APX LSZ:** 2,850

**PKGT:** 3

**CVD PKGC:** 2

**DIRECTIONS:** From Washington Blvd go north on Dell Ave, over 3 bridges, turn left on Court D, 217 is on the left.

**REMARKS:** This artfully charming waterfront retreat is on an island in the Venice Canals. The living spaces, filled with warm colors, textures & whimsical art, consist of 3 bedrooms, 3 baths, a first floor library/media room (or 4th bedroom) & an open living/dining/kitchen. French doors lead to a sunny south-facing outdoor oasis...a spacious patio, envisioned as an extension of the house, with built-in BBQ plus a delightful garden with flagstone paths ... all overlooking a peaceful canal. What a Life !!!

**ROOMS:** Dining Area,Library/Study,Living,Media,Office,Patio Open

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

**AIR:** Central,Multi/Zone

**FLOOR:** Hardwood,Tile

**FIREPL:** Gas,Living Room,Wood Burning

**POOL:**

**PARK:** Attached,Direct Entrance,Door Opener,Garage,Other

**VIEW TYPE:** Canal

**SEC:**

**SEWER:** In Street,Paid

**DISC:** As Is,3rd Party Rights

**HEAT:** Central

**LAUNDRY:** Inside

**ROOF:** Other

**TENNIS:**

**SPA:**

**WATERFRONT:** Canal

**FIN:** Cash

**POSS:** Tenant Rights

**SZONE:** Coastal Commission,Property Report

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

**LP::** \$1,825,000

**DOM:** 110

**SP:**

**SSP:**

**OLP:** \$1,995,000

**LD:** 10/29/2011

**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

**LO1:** Venice Beach Living

**LO2:**

**LA2 EMAIL:**

**LO1# :** 310-823-3129

**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) 2012 by Combined L.A./Westside MLS, Inc. Information deemed reliable but not guaranteed.