

# 217 Linnie Canal . Venice Canals



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 !!!**

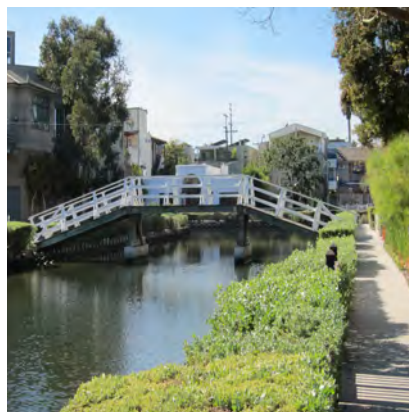
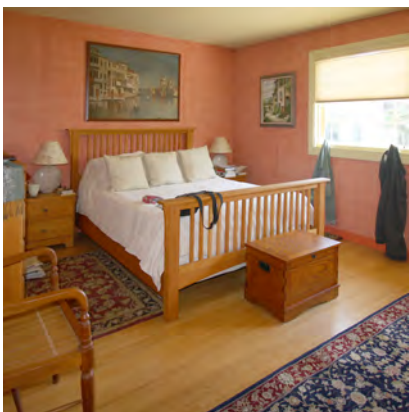
There is a full bath + bedroom on the first floor, a rare find in the Canals. Features include **wood floors** throughout (oak down, bamboo up), French stone **fireplace** in the living room, **hand painted murals & wall art**, steam shower in the master bath, lots of storage, dual heat/air, double garage + awning-covered outside space. It is a short walk to Abbot Kinney, Venice Beach & the Farmer's Market. The **permitted boat dock** is a huge plus as permits for new boat docks are not currently being issued.

Home: 1999 s/f ... Year Built: 1976 ... Lot Size: 2850 s/f

Exclusively offered for sale **\$1,825,000**.

Check it out on the web ...

**217LINNIECANAL.COM**



The information above is deemed reliable but not guaranteed. DRE#: 00960322.

**V**enice  
Beach  
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