

**STATUS:** Active

**ADDRESS:** 2213 GRAND CANAL , VENICE 90291

**LP:** \$1,975,000



**RESIDENTIAL SINGLE FAMILY**

**STYLE:** Architectural

**APN:** 4227-004-013

**ADP:**

**APX ACREAGE:**

**HORSE PROP:**

**ELEM:** Coeur d'Alene

**AREA:** (11) Venice

**SUB:**

**ZONE:** LARW1

**VU:** Yes

**GH:** N/A

**LSE:**

**JRHS:** CK w/City

**MLS#:** 10-436775

**PUD:**

**HOD:** 0.00

**PL:** No

**FP:** 2

**LOP:**

**SRHS:** Venice

**MAP:** 671/H6

**YB:** 2001

**STO:** 3

**APX LDM:** 30X90

**FUR:** No

**BR:** 3

**BA:** 3.50

**APX SF:** 3265

**APX LSZ:** 2,700

**PKGT:** 2

**CVD PKGC:** 2

**DIRECTIONS:** On Strongs Drive side of Grand Canal which is accessed from Washington Blvd or North Venice Blvd.

**REMARKS:** This exciting waterfront architectural home on the historic Venice Canals offers a unique combination of the peace and quiet of living in a tranquil wetlands area while being just steps from trendy Venice Beach recreational and entertainment activities. Designed by William R Pauli, AIA, it boasts 10' ceilings and walls of glass to maximize the light and views of the Canals! Features include: spacious public spaces with clean lines & handsome wood floors; stainless, wood & granite gourmet kitchen; exceptional master suite with luxurious marble spa bath + huge walk-in closet; 2 guest bedrooms with bath; office nook; laundry room plus large open penthouse with full bath great for studio, media room, gym or 4th bedroom. The home flows comfortably from in to out via 4 terraces, 3 fronting the Grand Canal, perfect for entertaining and relaxation. Extras include: 2 wood/gas burning fireplaces; wired for telephone, TV, security, computer; built-in vacuum system; dual zone heat and air.

**ROOMS:** Art Studio,Dining Area,Living,Loft,Office,Patio Open,Powder

**EQUIP:** Alarm System,Built-Ins,Cable,Central Vacuum,Dishwasher,Dryer,Garbage Disposal,Hood Fan,Microwave,Network Wire,Range/Oven,Refrigerator,Trash Compactor,Washer

**AIR:** Central

**FLOOR:** Carpet,Hardwood,Marble,Tile

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

**POOL:**

**PARK:** Attached,Direct Entrance,Door Opener,Garage,Side By Side,Uncovered

**VIEW TYPE:** Canal

**SEC:** Owned

**SEWER:** In Street,Paid

**DISC:** As Is

**HEAT:** Central

**LAUNDRY:** Inside,Room

**ROOF:** Composition

**TENNIS:**

**SPA:** Bath Tub

**WATERFRONT:** Canal

**FIN:** Cash,Cash To New Loan

**POSS:** Close Of Escrow

**SZONE:** Coastal Commission,Property Report

**OCC/SHOW:** Listing Agent Accompanies,Vacant

**LP::** \$1,975,000

**DOM:** 266

**SP:**

**SSP:**

**OLP:** \$2,500,000

**LD:** 03/22/2010

**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

**LA2 EMAIL:**

**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) 2010 by Combined L.A./Westside MLS, Inc. Information deemed reliable but not guaranteed.