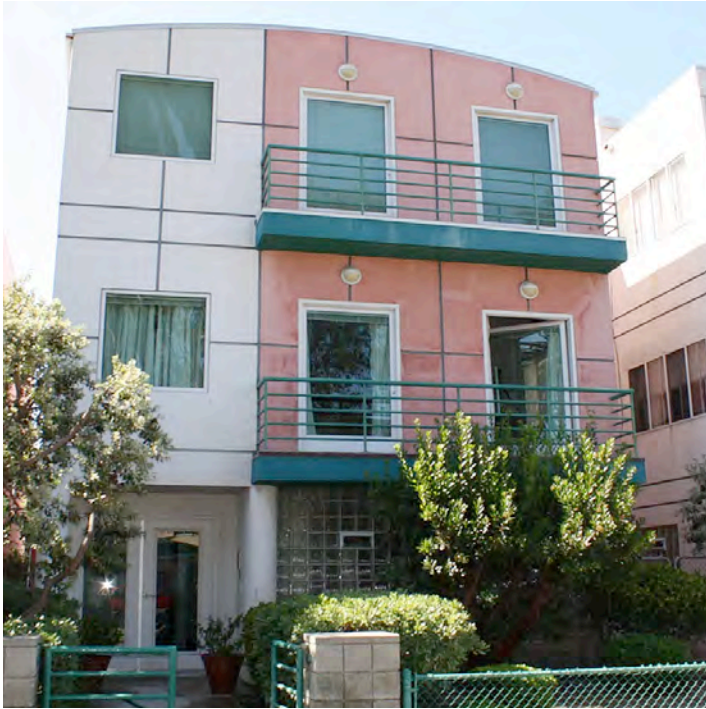


# 225 Market Street . Venice



## Contemporary Venice Beach Duplex

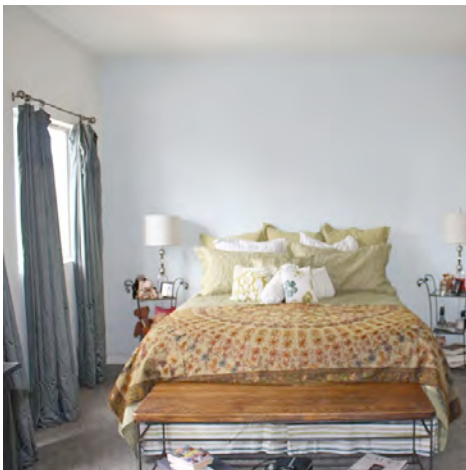
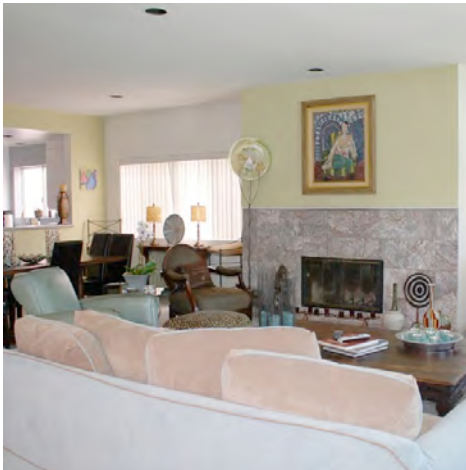
2 BLOCKS TO VENICE BEACH AND 2 BLOCKS TO ABBOT KINNEY BOULEVARD ... Two flats featuring wonderfully designed open floor plans w/maximum space & flexibility, wood-burning fireplaces, private balconies, private two-car garages & gourmet kitchens w/European cabinetry & granite counters. The spacious 2 bedroom, 2 1/2 bath units offer security systems, large walk-in closets, additional sound insulation & convenient interior washer/dryer closet. Additionally there is a large bonus office/ storage space on the first level. 4-car garage. No rent control !!!

Each Unit: Approx. 1728 s/f + 350 s/f Bonus Office

Lot Size: 2850 s/f . Built in 1990

Exclusively Offered for Sale ... **\$1,450,000**

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by **CJ Cole**

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