

**STATUS:** Looking For Backup **ADDRESS:** 2347 EASTERN CANAL , VENICE 90291

**LP:** \$1,795,000



<b>RESIDENTIAL SINGLE FAMILY</b>	<b>AREA:</b> (11) Venice	<b>MLS#:</b> 08-317231	<b>MAP:</b> 671/H6	<b>BR:</b> 1
<b>STYLE:</b> Architectural	<b>SUB:</b>	<b>PUD:</b>	<b>YB:</b> 1929	<b>BA:</b> 1.75
<b>APN:</b> 4227-007-009	<b>ZONE:</b> LARW1	<b>HOD:</b> 0.00	<b>STO:</b> 3	<b>APX SF:</b> 1775
<b>ADP:</b> No	<b>VU:</b> Yes	<b>PL:</b> No	<b>APX LDM:</b> 30x90	<b>APX LSZ:</b> 2,700
<b>APX ACREAGE:</b>	<b>GH:</b> Det'd	<b>FP:</b>	<b>FUR:</b> No	<b>PKGT:</b> 2
<b>HORSE PROP:</b>	<b>LSE:</b>	<b>LOP:</b>		<b>CVD PKGC:</b> 2
<b>ELEM:</b> Coeur D'Alene	<b>JRHS:</b> Mark Twain	<b>SRHS:</b> Venice High		

**DIRECTIONS:** Driving: Eastern Canal Ct just west of Ocean Ave between Carroll Ct and Linnie Ct  
**REMARKS:** Charming 1929 Spanish bungalow provides a pleasant contrast to its dramatic detached studio! Warm inviting 1 bed, 1 bath bungalow has original arched doors & windows opening to unsurpassed view of both Eastern & Linnie Canals, 10' ceiling, white tile floors, updated kitchen w/ vintage stove + garden-view bath. Private courtyard separates the cottage from the 1982 studio featuring double garage, darkroom, 2nd-level gallery w/ 3/4 bath, and 3rd-level loft. Pulley system for transporting large art.

**ROOMS:** Art Studio,Dining Area,Living,Loft,Patio Open  
**EQUIP:** Built-Ins,Dishwasher,Dryer,Garbage Disposal,Hood Fan,Range/Oven,Refrigerator,Washer  
**AIR:** None **HEAT:** Central  
**FLOOR:** Tile **LAUNDRY:** Inside  
**FIREPL:** None **ROOF:** Composition,Synthetic  
**POOL:** **TENNIS:**  
**PARK:** Door Opener,Garage,Side By Side **SPA:**  
**VIEW TYPE:** Canal,Courtyard **WATERFRONT:** Canal  
**SEC:** Gated **FIN:** Cash  
**SEWER:** In Street,Paid **POSS:** Close Of Escrow  
**DISC:** As Is **SZONE:** Coastal Commission,Property Report

**OCC/SHOW:** Listing Agent Accompanies

<b>LP::</b> \$1,795,000	<b>DOM:</b> 18	<b>SP:</b>	<b>SSP:</b>	<b>OLP:</b> \$1,965,000
<b>LD:</b> 09/30/2008	<b>CD:</b> 10/19/2008	<b>SD:</b>	<b>WD:</b>	

<b>LA1:</b> CJ Cole	<b>LA1#:</b> 310-823-3129	<b>LA1 CELL:</b> 310-773-6945	<b>LA1 OTHER:</b>
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<b>LA1 EMAIL:</b> cj06.mls@venicebeachliving.com		<b>LA2 EMAIL:</b>	
<b>LO1:</b> Venice Beach Living		<b>LO1# :</b> 310-823-3129	
<b>LO2:</b>		<b>LO2# :</b>	
<b>CSO:</b> 2.5%	<b>LT:</b> ER	<b>LBA:</b> No	<b>BAC:</b> Yes
		<b>LS:</b> No	<b>EO:</b> No <b>PROBATE:</b> No

**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) 2008 by Combined L.A./Westside MLS, Inc. Information deemed reliable but not guaranteed.