

STATUS: Active

ADDRESS: 40 23RD AVE , VENICE 90291

LP: \$4,000



RESIDENTIAL LEASE

STYLE: California Bungalow
APN: 4226-016-004
UNIT LOC: On Walk St
EXP: N/A
BALC: Patios
HORSE PROP: No
ELEM: Coeur d'Alene

AREA: (11) Venice
SUB:
SF/CA: CA
VIEW LOC: Yes
GH: None
SALE: No
OPT \$:
JRHS: Ck w/ City

MAP: (671/H7)
PUD:
HOD: 0.00
POOL: No
#FP:
LOP: No
SRHS: Venice High

MLS#: 11-518421 **BR:** 2
YB: 1921 **BA:** 1.00
STORIES: 1 **APX SF:** 1008
#UNITS: 2 **APX LSZ:** 2,650
FLR: 1 **PKGT:** 2
FUR: No **#CVD PKG:** 2
PETS: Call **SDEP:** 8,000
COMPLEX: Beach Cottage **TERM:** 1+Year

DIRECTIONS: Walk Street between Pacific and Speedway, one block south of Venice Boulevard ... 1/2 block to beach
REMARKS: CHEERFUL BEACH BUNGALOW nestled on a charming walk street 1/2 block to the beach...a perfect hide-away from urban life! Original wood trim & floors are beautifully finished. Open living areas afford a spacious feel w/ French doors opening to a deck & peaceful garden. Family kitchen w/ stainless appliances + breakfast nook. Recently remodeled bath w/ claw foot tub, sit-in shower & beautiful built-in cabinetry. Enclosed with high fences for privacy & security, the outdoor spaces include a large grassy yard below the front porch + a rear patio w/ picnic table and BBQ. 2 car garage. Full laundry. Second unit above garage is currently rented. Will consider a pet.

ROOMS: Dining Area,Living,Patio Open

AMENITIES: Sun Deck

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

AIR: None

FLOOR: Hardwood,Tile

FIREPL: None

POOL: None

PARK: Door Opener,Garage,Side By Side

VIEW TYPE: Walk Street

SEC:

SEWER:

DISC: None

OCC/SHOW: Listing Agent Accompanies

HEAT: Central

LAUNDRY: Community,Garage,Room

ROOF: Composition

TENANT PAYS: Electric,Gas

TYPE: Single Family

WATERFRONT:

FIN:

POSS:

SZONE: Coastal Commission,Rent Control

SPA: None

LP:: \$4,000 **DOM:** 2 **SP:** **SSP:** **OLP:** \$4,000

LD: 04/04/2011 **CD:** **SD:**

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 **LA2 EMAIL:**

LO1: Venice Beach Living **LO1#:** 310-823-3129

LO2: **LO2#:**

CSO: 3% **LT:** ER **LBA:** No **BAC:** Yes **LS:** No **EO:** No **PROBATE:**

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