

40 23RD AVE
VENICE, CA 90291

2
Beds

Baths 1.00
(1F 0T 0H 0Q)

1,008/VN
Sqft

Lease
LP \$4,500



Area	11 Venice
Subdivision	
List Price Per Sqft	\$4.46
Lot Size	2,640/VN
SFR or Condo/Apt	CA
Furnished	No
MLS#	18-298916
APN	4226-016-004

Directions: On a quiet walk street between Speedway and Pacific one block south of Venice Blvd. 1/2 block to the residential section of Venice boardwalk.

Remarks: Nestled on a charming walk street 1/2 block to the beach, this open, sunny and tastefully updated two bedroom, one bath beach cottage is a perfect hide-away from the urban lifestyle. Throughout, you'll find original wood trim and floors. Open living areas afford a spacious feel while still being cozy ... French doors open to the peaceful garden. The family kitchen has stainless appliances and a breakfast nook. Recently remodeled, the bath features a claw foot tub, sit-in shower and beautiful built-in cabinetry. The home has central heat and each room has a fan lamp to circulate the wonderful beach air. Enclosed with high fences for privacy and security, the outdoor spaces include a large grassy yard below the front porch and a shared rear patio. There is garage parking for two cars and an equipped laundry room. A second unit is above the garage. Will consider a dog. 2 blks to fine dining on Venice Blvd & Pacific Ave + a short walk to the Venice Canals, Farmer's Market and Abbot Kinney.

Agent Remarks: For more info and an appointment ... call CJ at 310.773.6945 or send an email ... please NO TEXT's.

Showing Remarks: For more info and an appointment ... call CJ at 310.773.6945 or send an email ... please NO TEXT's.

Lease Terms	
Security Deposit	\$9,000
Available Date	
Credit Report Amount	
Credit Report Req.	
Lease Terms	1-Year
Lease Length	
Month to Month	
Deposit Garage	
Deposit Key	
Deposit Other	
Deposit Pet	
Tenant Pays	Cable TV, Electric, Gas

Structure Info	
Year Built/Source	1921
Stories	1
Attached/Detached	
Building Type	Single Family
Unit Floor #	
Style	Bungalow
View	Walk Street
# in Complex	
Unit Location	
Exposure	
Guest House	None

Contract Info		DOM 0
List Date	01-02-2018	
List Price	\$4,500	
Orig List Price	\$4,500	
Status Date	01-02-2018	
Change Date/Type	01-02-2018/New Listing	
CSO	3%	
Disclosure	As Is, Rent Control	
For Sale	No	
Lease Option	No	

Community/Development	
Pets Allowed/Rules	Call
Assoc Amenities	None
Community Features	
Highrise Amenities	

Parking Details	
Parking Type	Covered Parking, Detached, Door Opener, Garage - 2 Car, Garage Is Detached, Side By Side
Total Spaces	2
Covered Spaces	2
Uncovered Spaces	
Garage Spaces	
Carport Spaces	

Showing Info	
Contact Name	
Contact Phone	
Gate Code	
Lockbox Location	
Lockbox Type	
Occupancy/Show	24-hr Notice, Vacant
Occupant Type	

Interior Features	
# Fireplaces/Details	None
AC/Cooling	Ceiling Fan
Heating	Central, Forced Air, Natural Gas
Equip/Apppl	Built-Ins, Ceiling Fan, Dishwasher, Dryer, Garbage Disposal, Hood Fan, Ice Maker, Microwave, Range/Oven, Refrigerator, Washer, Water Line to Refrigerator
Flooring	Ceramic Tile, Hardwood
Levels	

Exterior Features	
Pool	No
Spa	
Tennis/Courts	
Patio	
Laundry	Community, Laundry Area, Room

CJ Cole
Venice Beach Living
LA1 CalBRE#: 00960322

Phone / Cell	p: 310-773-6945 / c: 310-773-6945
Email	cjc.mls3@venicebeachliving.com
Office Phone	310-823-3129

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. MLSPLUSTM Copyright © 2018 by TheMLSTM. Information deemed reliable but not guaranteed. Presented by: CJ Cole CalBRE# 00960322

40 23RD AVE
VENICE, CA 90291

2
Beds

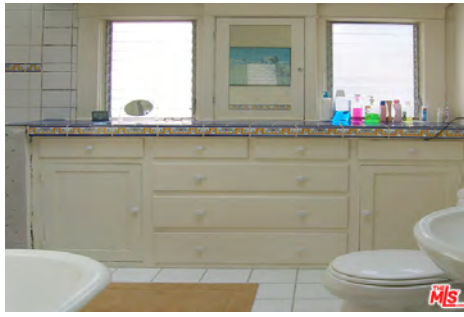
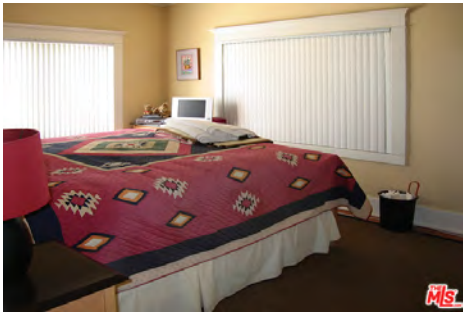
Baths 1.00
(1F 0T 0H 0Q)

1,008/VN
Sqft

Lease
LP \$4,500

Active





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. MLSPLUS™ Copyright © 2018 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: CJ Cole CalBRE# 00960322