

40 23rd Avenue . Venice

2 Bedrooms | 1 Bath | Private Yard | 2-Car Garage
Home: 1008 s/f | Year Built: 1921 | Lot Size: 2640 s/f
For Lease \$4500 /Month



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, the original wood trim and floors are beautifully refinished. 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. There is a second unit above the garage. Will consider a dog.

One-half block to the sand and two blocks to fine dining on Venice Boulevard and Pacific Avenue. Short walk to the Venice Canals, Farmer's Market and Abbot Kinney Boulevard.

For lease ... \$4500 /month

CJ COLE . Venice Beach Living . 310.823.3129 . 310.773.6945
www.venicebeachliving.com

BRE #00960322 | The information above is deemed reliable but not guaranteed.



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		Structure Info		Contract Info		DOM 0
Security Deposit	\$9,000	Year Built/Source	1921	List Date	01-02-2018	
Available Date		Stories	1	List Price	\$4,500	
Credit Report Amount		Attached/Detached		Orig List Price	\$4,500	
Credit Report Req.		Building Type	Single Family	Status Date	01-02-2018	
Lease Terms	1-Year	Unit Floor #		Change Date/Type	01-02-2018/New Listing	
Lease Length		Style	Bungalow	CSO	3%	
Month to Month		View	Walk Street	Disclosure	As Is, Rent Control	
Deposit Garage		# in Complex		For Sale	No	
Deposit Key		Unit Location		Lease Option	No	
Deposit Other		Exposure				
Deposit Pet		Guest House	None			
Tenant Pays	Cable TV, Electric, Gas					

Community/Development		Parking Details		Showing Info	
Pets Allowed/Rules	Call	Parking Type	Covered Parking, Detached, Door Opener, Garage - 2 Car, Garage Is Detached, Side By Side	Contact Name	
Assoc Amenities	None	Total Spaces	2	Contact Phone	
Community Features		Covered Spaces	2	Gate Code	
Highrise Amenities		Uncovered Spaces		Lockbox Location	
		Garage Spaces		Lockbox Type	
		Carport Spaces		Occupancy/Show	24-hr Notice, Vacant
				Occupant Type	

Interior Features		Exterior Features	
# Fireplaces/Details	None	Pool	No
AC/Cooling	Ceiling Fan	Spa	
Heating	Central, Forced Air, Natural Gas	Tennis/Courts	
Equip/Apppl	Built-Ins, Ceiling Fan, Dishwasher, Dryer, Garbage Disposal, Hood Fan, Ice Maker, Microwave, Range/Oven, Refrigerator, Washer, Water Line to Refrigerator	Patio	
Flooring	Ceramic Tile, Hardwood	Laundry	Community, Laundry Area, Room
Levels			

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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