

40 23rd Avenue . Venice

Rare Beach Walk Street Compound

2 Bedrooms +1 Bath Cottage | 1 Bed + 1 Bath Flat Above 3-Car Garage
Home: 1008 s/f | Unit: 580 s/f | Year Built: 1921 | Lot Size: 2640 s/f



Visit the Website: at www.40-23rdAve.com



Discover this hidden gem in the best Venice beach location ... south of Venice Blvd on a quiet walk street ½ block to the residential section of the beachfront.

Hidden behind high fences, you'll find a hip, timeless 2BD/1BA 20's beach bungalow. The delightful front room, spanning the full width of the cottage, is enveloped in windows on three sides and opens to the private front yard. Recently remodeled, the kitchen has all stainless appliances plus a breakfast nook. The updated bath features a claw-foot tub, shower, skylights and original built-in cabinetry. Other features include central heat, ceiling fans & wood floors.



A courtyard separates the cottage from the 3-car garage above which you'll find a sunny 1BD/1BA flat perfect for a home office or rental.

Walk to restaurants & shops along the boardwalk and Abbot Kinney.

Planning on remodeling or building? Take advantage of non-conforming garage setbacks + a property that is not listed in the Los Angeles Historic Preservation Survey.

Exclusively Offered For Sale ... \$1,995,000.

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

**3
Beds**

**Baths 2.00
(2F 0T 0H 0Q)**

**1,588/AS
Sqft**

Single Family
LP \$1,995,000



Area	11 Venice
Subdivision	
List Price Per Sqft	\$1,256.30
Lot Size	2,640/AS
HOA Fee 1 & 2	
MLS#	17-288276
APN	UNAVAILABLE

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: Discover this hidden gem in the best Venice beach location south of Venice Blvd on a quiet walk street 1/2 block to the residential section of the beachfront. Hidden behind high fences, you'll find a hip, timeless 2BD/1BA 20's beach bungalow. The delightful front room, spanning the full width of the cottage, is enveloped in windows on three sides and opens to the private front yard. Recently remodeled, the kitchen has all stainless appliances plus a breakfast nook. The updated bath features a claw-foot tub, shower, skylights and original built-in cabinetry. Other features include central heat, ceiling fans & wood floors. A courtyard separates the cottage from the 3-car garage above which you'll find a sunny 1BD/1BA flat perfect for a home office or rental. Walk to restaurants & shops along the boardwalk and Abbot Kinney. Planning on remodeling or building? Take advantage of non-conforming garage setbacks + a property that is not listed in the Los Angeles Historic Preservation Survey.

Agent Remarks: The 2BD+2BA front house is currently vacant. The guest house is rented on a month-to-month lease at \$2250/month. Photos are from previous listings. Showings require 24 hours notice. Call CJ at 310.773.6945 or send an email to cj16@cjcole.com. PLEASE DO NOT TEXT !!!

Showing Remarks: Showings require 24 hours notice. Call CJ at 310.773.6945 or send an email to cj16@cjcole.com. PLEASE DO NOT TEXT !!!

Structure Info	
Year Built/Source	1921/Assessor
View	Walk Street
Stories	2
Guest House	Detached
PUD	
Sewer	In Street Paid
Style	Bungalow

Land/Lot Info	
Zoning	LARD1.5
Land Type	
Land Lease	
Horse Property	
Lot Acreage	
Special Zone	Coastal Commission, Property Report, Rent Control
Add Parcel	

Contract Info		DOM 1
List Date	11-08-2017	
List Price	\$1,995,000	
Orig List Price	\$1,995,000	
Status Date	11-08-2017	
Change Date/Type	11-09-2017/New Listing	
Sale Type	Standard	
CSO	2.5%	
Listing Type	Exclusive Right	
Disclosure	As Is, Coastal Zone, Property Report, Rent Control	

Community/Development	
Tax Mello Roos	No
Complex/Assoc Name	
Assoc Amenities	
Assoc Fees Include	
Assoc Pet Rules	
Community Features	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	

Parking Details	
Parking Type	Detached, Door Opener, Garage - 3 Car, Garage Is Detached, Side By Side
Total Spaces	3
Covered Spaces	3
Uncovered Spaces	
Garage Spaces	
Carport Spaces	

Showing Info	
Occupancy/Show	24-hr Notice, Appointment Only, Call LA 1, Do Not Contact Occupant, Listing Agent Accompanies, Tenant, Vacant, Video Available
Contact Name	
Contact Phone	
Occupant Type	Tenant, Vacant
Lockbox Location	
Lockbox Type	
Gate Code	

Interior Features	
# Fireplaces/Details	None
Furnished	No
AC/Cooling	Ceiling Fan, Central, Gas
Heating	Central, Forced Air
Flooring	Hardwood, Tile, Wood
Equip/Apppl	Built-Ins, Cable, Ceiling Fan, Dishwasher, Dryer, Garbage Disposal, Hood Fan, Ice Maker, Microwave, Range/Oven, Refrigerator, Washer, Water Line to Refrigerator

Exterior Features	
Pool	No
Spa	None
Tennis/Courts	
Roofing	Composition, Composition Shingle
Fence	Privacy Fence, Wood
Laundry	Community, In Closet, Outside, 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. MLSPLUS Copyright ' 2017 by TheMLS . Information deemed reliable but not guaranteed. Presented by: CJ Cole CalBRE# 00960322