

404 Carroll Canal
VENICE, CA 90291

**3
Beds**

**Baths 3.00
(2F 0T 1H 0Q)**

**1,500/OT
Sqft**

Lease
LP \$7,000



Expected on Market	
Area	11 Venice
Subdivision	
List Price Per Sqft	\$4.67
Lot Size	2,850/VN
SFR or Condo/Apt	SFR
Furnished	Unfurnished
MLS#	20-648432
APN	4227-006-037

Directions: On an island in the Venice Canals. From Washington Blvd, turn north on Dell Ave. Go over 3 bridges and turn right. Second house on left.

Remarks: This is your chance to live on the peaceful Venice Canals in a wonderful contemporary Cape Cod compound. The waterfront main home is 2 bedrooms, 1 bath and features crisp white walls, new oak hardwood floors and high wooden-beamed ceilings. Enter through the welcoming front porch into the open living room, galley kitchen with vintage stove, a sunny breakfast room, bedroom and half bath on the main level. Accessible by an open-treaded staircase, the second story loft-like master suite has views to front and back, clerestory windows, balcony, walk-in closet and spacious bath. Separated by a large private courtyard, the cheerful one-bedroom guest house/studio, which is also washed in all white with new Douglas fir floors, features a split-level living room, small kitchen, sun-filled breakfast nook, bedroom and full bath. Many updates. Single garage for compact car. No more than 4 blocks to Venice Beach, shops and restaurants on Abbot Kinney, Farmer's Market.

Showing Remarks: Showings by appointment only. Please schedule with listing agent via phone or email. NO TEXTS !!! All persons must comply with CAR Covid-19 guidelines

Lease Terms	
Security Deposit	\$14,000
Available Date	11-01-2020
Credit Report Amount	
Credit Report Req.	Yes
Lease Terms	1-Year
Lease Length	
Month to Month	No
Deposit Garage	
Deposit Key	
Deposit Other	
Deposit Pet	
Tenant Pays	Cable TV, Electric, Gardener, Gas, Insurance, Trash, Water

Structure Info	
Year Built/Source	1925/Vendor Enhanced
Stories	2
Attached/Detached	Single Family
Building Type	Single Family
Unit Floor #	
Style	Cape Cod
View	Canal
# in Complex	
Unit Location	
Exposure	
Guest House	Detached

Contract Info		DOM 7
List Date	10-16-2020	
List Price	\$7,000	
Orig List Price	\$7,000	
Status Date	10-16-2020	
Change Date/Type	10-19-2020/New Listing	
CSO	3%	
Disclosure	As Is	
For Sale	No	
Lease Option	No	

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

Parking Details	
Parking Type	Garage - 1 Car
Total Spaces	1
Covered Spaces	1
Uncovered Spaces	
Garage Spaces	1
Carpport Spaces	

Showing Info	
Contact Name	CJ Cole
Contact Phone	310-773-6945
Gate Code	
Lockbox Location	
Lockbox Type	
Occupancy/Show	24-hr Notice, Vacant, Appointment Only, Listing Agent Accompanies
Occupant Type	

Interior Features	
# Fireplaces/Details	None
AC/Cooling	None
Heating	Central, Forced Air, Wall
Equip/Apppl	Range/Oven, Refrigerator
Flooring	Hardwood
Levels	

Exterior Features	
Pool	No
Spa	
Tennis/Courts	None
Patio	Balcony, Porch
Laundry	Inside

CJ Cole	
The Agency DRE#: 01904054	
LA1 CALDRE#: 00960322	
Phone / Cell	p: 310-773-6945 / c: 310-773-6945
Email	cjc.mls3@venicebeachliving.com
Office Phone	424-835-7230

NOTICE: Due to COVID-19, DOM was frozen and not recorded in the history from March 15, 2020 to July 5, 2020. 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. The property may have video/surveillance devices. VESTAPLUS™ Copyright © 2020 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: CJ Cole CALDRE# 00960322

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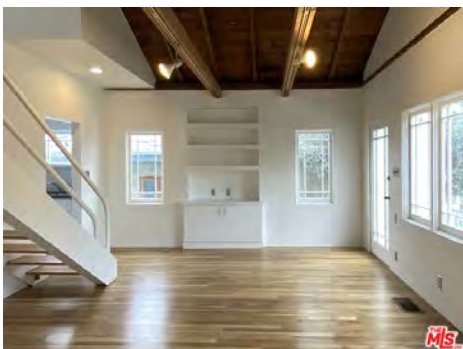
3
Beds

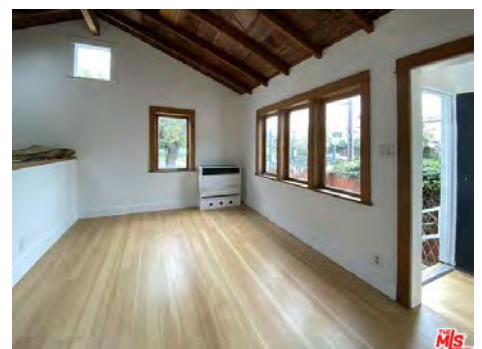
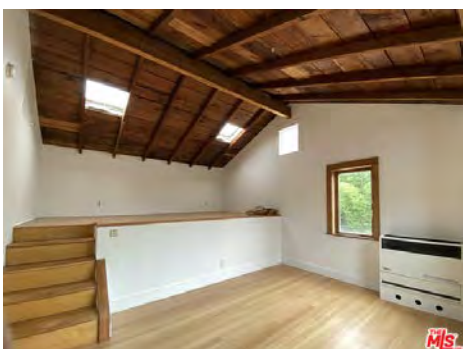
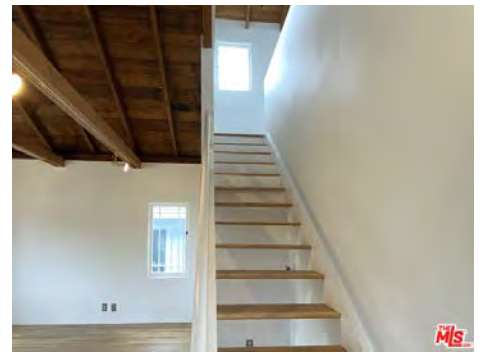
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Active







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