

**STATUS:** Active

**ADDRESS:** 424 CARROLL CANAL , VENICE 90291

**LP:** \$3,500



**RESIDENTIAL LEASE**  
**STYLE:** Contemporary  
**APN:** 4227-006-031  
**UNIT LOC:** N/A  
**EXP:** WEST  
**BALC:** N/A  
**HORSE PROP:**  
**ELEM:** COUER D'ALENE

**AREA:** (11) Venice  
**SUB:**  
**SF/CA:** CA  
**VIEW LOC:** Yes  
**GH:** None  
**SALE:** No  
**OPT \$:**  
**JRHS:** CHECK W/CITY

**MAP:** (671/H6)  
**PUD:**  
**HOD:** 0,00  
**POOL:** No  
**#FP:** 0  
**LOP:** No  
**SRHS:** VENICE  
**HIGH**

**MLS#:** 10-452363 **BR:** 2  
**YB:** 1956 **BA:** 1.00  
**STORIES:** 2 **APX SF:** 900  
**#UNITS:** 2 **APX LSZ:** 2,831  
**FLR:** 1 **PKGT:** 2  
**FUR:** No **#CVD PKG:** 1  
**PETS:** Yes **SDEP:** 7,000  
**COMPLEX:** 424  
**CARROLL CANAL TERM:** 1+Year

**DIRECTIONS:** Go north on Dell Ave from Washington Blvd, over 3 bridges, right on Court D.  
**REMARKS:** ENJOY THE AMBIANCE OF THE VENICE CANALS !!! Fabulous canal-front abode...rebuilt just three years ago & packed with state-of-the-art amenities...hardwood floors, recessed lighting, cable, satellite. Living/dining areas face a wall of windows & French doors that open to waterfront deck & yard...perfect for a BBQ with friends or an intimate dinner. Open kitchen equipped with stainless appliances and ample cabinets. Dreamy spa bath w/separate shower & therapy tub. Single garage + one outside space. Available 7/1/2010.

**ROOMS:** Dining Area,Living,Patio Open  
**AMENITIES:** Sun Deck  
**EQUIP:** Built-Ins,Cable,Dishwasher,Garbage Disposal,Hood Fan,Microwave,Range/Oven,Refrigerator,Satellite  
**AIR:** None **HEAT:** Wall  
**FLOOR:** Hardwood,Tile **LAUNDRY:** Outside,Room  
**FIREPL:** None **ROOF:** Composition  
**POOL:** None **TENANT PAYS:** Electric,Gas,Other  
**PARK:** Attached,Door Opener,Garage,Private **TYPE:** Garden  
**Garage,Tandem,Uncovered** **WATERFRONT:** Canal  
**VIEW TYPE:** Canal **FIN:**  
**SEC:** Gated **POSS:**  
**SEWER:** In Street,Paid **SZONE:** Coastal Commission  
**DISC:** None **SPA:** Bath Tub  
**OCC/SHOW:** 48-hr Notice,Call LA 1,Listing Agent  
**Accompanies,Tenant**

<b>LP::</b> \$3,500	<b>DOM:</b> 0	<b>SP:</b>	<b>SSP:</b>	<b>OLP:</b> \$3,500
<b>LD:</b> 05/24/2010	<b>CD:</b>	<b>SD:</b>	<b>WD:</b>	
<b>LA1:</b> CJ Cole	<b>LA1#:</b> 310-823-3129	<b>LA1 CELL:</b> 310-773-6945	<b>LA1 OTHER:</b>	
<b>LA2:</b>	<b>LA2#:</b>	<b>LA2 CELL:</b>	<b>LA1 OTHER:</b>	
<b>LA1 EMAIL:</b> cj06.mls@venicebeachliving.com		<b>LA2 EMAIL:</b>		
<b>LO1:</b> Venice Beach Living		<b>LO1# :</b> 310-823-3129		
<b>LO2:</b>		<b>LO2# :</b>		
<b>CSO:</b> 3%	<b>LT:</b> ER	<b>LBA:</b> No	<b>BAC:</b> Yes	<b>LS:</b> No <b>EO:</b> No <b>PROBATE:</b> No

**DISCLAIMER:** 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. Copyright (c) 2010 by Combined L.A./Westside MLS, Inc. Information deemed reliable but not guaranteed.