

STATUS: Active

ADDRESS: 437 LINNIE CANAL , VENICE 90291

LP: \$1,990,000



RESIDENTIAL SINGLE FAMILY
STYLE: California Bungalow
APN: 4227-006-011
ADP:
APX ACREAGE:
HORSE PROP:
ELEM: Coeur d'Alene

AREA: (11) Venice
SUB:
ZONE: LARW1
VU: Yes
GH: None
LSE:
JRHS: Marina

MLS#: 09-379991 **MAP:** 671/H6 **BR:** 2
PUD: **YB:** 1924 **BA:** 2.50
HOD: 0.00 **STO:** 2 **APX SF:** 2052
PL: No **APX LDM:** 30x95 **APX LSZ:** 2,831
FP: 2 **PKGT:** 2
LOP: **FUR:** No **CVD PKGC:** 1
SRHS: Venice

DIRECTIONS: North on Dell Avenue from Washington Boulevard...Over 3 bridges...Right at kiddie park on Court D

REMARKS: Casa di Gennaio...This 1926 shingled beach house, rebuilt w/addition in 1999, offers timeless quality & unpretentious, easy-going charm...perfectly suited to the casual way of life on the Venice Canals. Oak floors, timbered ceilings & French doors throughout. First-floor living spaces flow smoothly...great for entertaining. Spacious great room boasts a built-in bay overlooking the canals & a wood/gas fireplace. Gourmet kitchen w/ stainless, granite, wine cooler, walk-in pantry. A second great room can

ROOMS: Art Studio,Breakfast Bar,Dining Area,Living,Office,Pantry,Patio Open,Powder

EQUIP: Alarm System,Barbeque,Built-Ins,Dishwasher,Dryer,Garbage Disposal,Range/Oven,Refrigerator,Washer,Other

AIR: Central

HEAT: Central

FLOOR: Hardwood

LAUNDRY: Inside,Room

FIREPL: Living Room,Master Bedroom

ROOF: Composition

POOL:

TENNIS:

PARK: Detached,Door Opener,Garage,Uncovered

SPA: Bath Tub

VIEW TYPE: Canal,Courtyard

WATERFRONT: Canal

SEC: Gated

FIN: Cash

SEWER: In Street,Paid

POSS: Close Of Escrow

DISC: As Is

SZONE: Coastal Commission,Property Report

OCC/SHOW: Listing Agent Accompanies,Owner

LP:: \$1,990,000

DOM: 17

SP:

SSP:

OLP: \$1,990,000

LD: 06/25/2009

CD:

SD:

WD:

LA1: CJ Cole

LA1#: 310-823-3129

LA1 CELL: 310-773-6945

LA1 OTHER:

LA2: Jay Cole

LA2#: 310-301-4910

LA2 CELL: 310-460-8495

LA1 OTHER:

LA1 EMAIL: cj06.mls@venicebeachliving.com

LA2 EMAIL: jay@venicebeachliving.com

LO1: Venice Beach Living

LO1# : 310-823-3129

LO2: Venice Beach Living

LO2# : 310-823-3129

CSO: 2.5%

LT: ER

LBA: No

BAC: Yes

LS: No

EO: No

PROBATE: No

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