

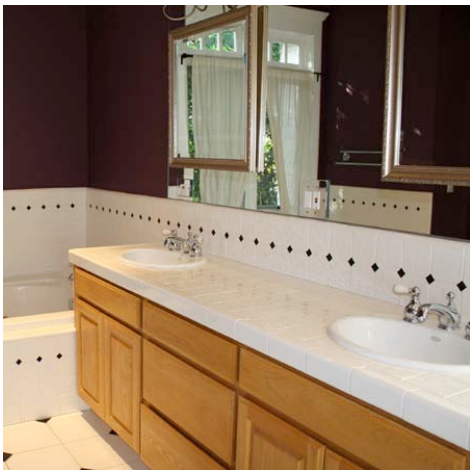
# 437 LINNIE CANAL . VENICE CANALS



"CASA DI GENNAIO" ... TIMELESS QUALITY & EASY-GOING CHARM, PERFECTLY SUITED TO THE CASUAL WAY OF LIFE ON THE VENICE CANALS. French doors bring streaming sunlight into the interiors of the house. Each room opens to a relaxing patio or balcony. Throughout the house there are gleaming oak floors, timbered ceilings, bright white moldings, & colorful Ralph Lauren paint. The first-floor living spaces flow smoothly into one another ... perfect for entertaining. The spacious Canal-front great room boasts a built-in seating overlooking the canals, a wood/gas fireplace & a flexible layout for living/dining furniture placement. The gourmet kitchen is complimented with stainless appliances, granite counter tops, wine cooler, large walk-in pantry & an adjacent powder room. Beyond the kitchen is another great room that can be a second bedroom or studio + an adjoining office/den, full bath & laundry room. Retreat to the private second-floor master suite featuring a reading cove with fireplace & built-in book shelves, oversized walk-in closet, lavish bath with spa tub & separate shower ... + a sunny balcony. Landscaped for low water usage & easy maintenance. Oversized single garage with French doors to the courtyard & an additional parking space. South facing on an island. 1926 Beach House Rebuilt in 1999 ... Approximately 2052 s/f ... Lot Size: 2850 s/f.

Exclusively offered for sale **\$1,990,000.**

Check it out on the web ... **437LINNIECANAL.COM**



**V**enice  
Beach  
Living

by **CJ Cole**

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