

Status: Active

Address: 453 CARROLL CANAL , VENICE, CA 90291

LP: \$8,500



RESIDENTIAL LEASE	AREA: (11) Venice	MAP: 671/H6	MLS#: 15-824049	BR: 3
STYLE: Architectural	SUB:	PUD: No	YB: 1990	BA: 3.00 (2 0 1 0)
APN: 4227-001-004	SFR/CA: SFR	HOD: \$0.00	STORIES: 3	APX SF: 2,596/VN
UNIT LOC: N/A	VIEW: Yes	PL: No	#UNITS: 1	APX LSZ: 2,400/VN
EXP: South	GH: None	#FP: 1	FLR#: 1	PKGT: 3
BALC: Yes	SALE: No	LOP: No	FUR: No	PKGK: 2
HORSE PROP:	OPT\$:	OPPT:	PETS: Call	SDEP: \$18,000
ELEM: Coeur d'Alene	JRHS: Check w/ City	SRHS: Venice High	COMPLEX: None	TERM: 1-Year

DIRECTIONS: On the Venice Canals ... From Washington Blvd ... North on Dell Ave ... Over 4 bridges ... Right on Court E ... 453 will be on the right.

REMARKS: AVAILABLE AFTER MAY 1ST ... Live on the incredible Venice Canals in this spectacular 3-story architectural home just a quick walk to the beach, restaurants, Abbot Kinney and all that Venice has to offer. Designed for indoor/outdoor living, the open living, dining and kitchen areas feature walls of glass opening to a sunny patio on the waterfront, beautiful dark hardwood floors, wood-burning fireplace, soaring ceiling, and cook's kitchen with top-of-the line appliances. The sensational master suite occupies the entire third floor with luxurious spa bath, huge walk-in closet and a large canal-facing terrace. The second level consists of a media room, two guest bedrooms and a fabulous guest bath. There is a two-car garage with an additional off-alley parking space. This home is in immaculate, pristine condition. Discover this quiet, peaceful enclave in the middle of one of the hottest locals in Southern California. Available after May 1st.

PRIVATE REMARKS: Available after May 1st. Please request showings via email or phone to 310.773.6945. Please ... NO TEXTS.

ROOMS: Breakfast Bar,Dressing Area,Living,Master Bedroom,Media,Patio Open,Powder,Walk-In Closet

AMENITIES: Sun Deck

EQUIPMENT: Built-Ins,Dishwasher,Dryer,Garbage Disposal,Range/Oven,Refrigerator,Washer

AIR: None

HEAT: Central

FLOOR: Ceramic Tile,Hardwood

LAUNDRY: Garage

FIREPL: Living Room

ROOF:

POOL: None

TENANT PAYS: Cable TV,Electric,Gas,Trash,Water

PARK: Direct Entrance,Door Opener,Garage - 2 Car,Side By Side

TYPE: Single Family

VIEW TYPE: Canal

WATERFRONT:

SEC:

SZONE:

SEWER:

SPA:

DISC: None

LAND TYPE:

OCC/SHOW: 24-hr Notice,Animal/Pets on Property,Appointment Only,Call LA 1,Do Not Contact Occupant,Listing Agent
Accompanies,Owner,Video Available

LP: \$8,500	DOM: 71	LD: 01/21/2015	SP:	SSP:	LP/SF: \$3.27
OLP: \$9,000	CDOM:	CD:	SD:	WD:	SP/SF:

LA1: CJ Cole	CalBRE: 00960322	LA2:	CalBRE:
PH: 310-823-3129	CELL: 310-773-6945	FAX: 310-427-7177	PH:
LO1: Venice Beach Living	PH: 310-823-3129	LO2:	PH:
EMAIL: cjc.mls@venicebeachliving.com	EMAIL:		

CSO: 3% **LT:** ER **LBA:** **BAC:** Yes **LS:** No **EO:** No **PROBATE:**

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 © 2015 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: CJ Cole CalBRE# 00960322