

# 453 Carroll Canal • Venice



## Rare Venice Canals Lease !!!

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.

Home: approximately 2600 s/f | Lot Size: 2400 s/f | Year Built: 1990

EXCLUSIVELY OFFERED FOR LEASE AT ... \$8500 / MONTH

CHECK IT OUT ON THE WEB ...

[www.venicebeachliving.com](http://www.venicebeachliving.com)



CJ COLE  
Venice Beach Living  
310.823.3129 | 310.773.6945  
[www.venicebeachliving.com](http://www.venicebeachliving.com)

DRE #00960322  
The information above is deemed reliable but not guaranteed.

Status: Active

Address: 453 CARROLL CANAL , VENICE, CA 90291

LP: \$8,500



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

<b>LP:</b> \$8,500	<b>DOM:</b> 71	<b>LD:</b> 01/21/2015	<b>SP:</b>	<b>SSP:</b>	<b>LP/SF:</b> \$3.27
<b>OLP:</b> \$9,000	<b>CDOM:</b>	<b>CD:</b>	<b>SD:</b>	<b>WD:</b>	<b>SP/SF:</b>
<b>LA1:</b> CJ Cole		<b>CalBRE:</b> 00960322	<b>LA2:</b>		<b>CalBRE:</b>
<b>PH:</b> 310-823-3129	<b>CELL:</b> 310-773-6945	<b>FAX:</b> 310-427-7177	<b>PH:</b>	<b>CELL:</b>	<b>FAX:</b>
<b>LO1:</b> Venice Beach Living		<b>PH:</b> 310-823-3129	<b>LO2:</b>		<b>PH:</b>
<b>EMAIL:</b> cjc.mls@venicebeachliving.com			<b>EMAIL:</b>		

**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