

STATUS: Active

ADDRESS: 480 S VENICE BLVD , VENICE 90291

LP: \$1,450,000



| | | | | |
|----------------------------------|---------------------------|------------------------|--------------------------|-----------------------|
| RESIDENTIAL SINGLE FAMILY | AREA: (11) Venice | MLS#: 11-536901 | MAP: 671/H6 | BR: 3 |
| STYLE: Contemporary | SUB: | PUD: | YB: 1999 | BA: 2.50 |
| Mediterranean | ZONE: LAR3 | HOD: 0.00 | STO: 3 | APX SF: 2428 |
| APN: 4227-001-026 | VU: Yes | PL: No | APX LDM: | APX LSZ: 3,733 |
| ADP: No | GH: None | FP: 1 | FUR: No | PKGT: 3 |
| APX ACREAGE: | LSE: No | LOP: No | SRHS: Venice High | CVD PKGC: 2 |
| HORSE PROP: | JRHS: Check w/City | | | |
| ELEM: Coeur d'Alene | | | | |

DIRECTIONS: west of Ocean Ave, south of Venice Blvd, 4 blocks to beach, 2 blocks to Abbot Kinney, backs to Canal
REMARKS: It's all about location ... access to anything and everything you are looking for ... all at your doorstep and walkable! Two blocks to fine dining and shopping on trendy Abbot Kinney, the Venice Canals outside your back door, and four blocks to the sand, bike path, funky shopping and entertainment along Venice Beach. This dramatic, contemporary Mediterranean villa is hidden behind high walls and lush landscape. The large great room that dominates the first floor affords a multitude of possibilities for layout and function of seating areas, including one by the fire. The open cook's kitchen has a walk-in pantry. French doors lead to the flagstone patio, a private oasis for year-around entertaining. Natural light pours into the space through multiple windows in the 25' high wall plus gleaming maple floors add to its warmth. An architectural, open stairwell leads to the second level bedrooms and on up to the roof terrace that overlooks the Venice Canals. (Continues in Private Remarks.)

| | |
|--|--|
| ROOMS: Breakfast Bar,Den,Dining Area,Family,Library/Study,Living,Loft,Office,Pantry,Patio Open,Powder | HEAT: Central |
| EQUIP: Alarm System,Barbeque,Built-Ins,Ceiling Fan,Dishwasher,Dryer,Garbage Disposal,Hood | LAUNDRY: Inside,Room |
| Fan,Intercom,Microwave,Range/Oven,Refrigerator,Satellite,Washer,Water Softener | ROOF: Tile |
| AIR: Central,Multi/Zone | TENNIS: |
| FLOOR: Carpet,Hardwood | SPA: Bath Tub |
| FIREPL: Gas,Living Room,Wood Burning | WATERFRONT: |
| POOL: | FIN: Cash |
| PARK: Attached,Direct Entrance,Door Opener,Garage,Private | POSS: Close Of Escrow |
| Garage,Side By Side,Uncovered | SZONE: Coastal Commission,Property Report |
| VIEW TYPE: Canal,Courtyard,Tree Top | |
| SEC: Gated,Owned | |
| SEWER: In Street,Paid | |
| DISC: As Is,Exclusions Call Agent | |

OCC/SHOW: 24-hr Notice,Listing Agent Accompanies,Owner

| | | | | |
|-------------------------|---------------|------------|-------------|-------------------------|
| LP:: \$1,450,000 | DOM: 0 | SP: | SSP: | OLP: \$1,450,000 |
| LD: 06/24/2011 | CD: | SD: | WD: | |

| | | | |
|--|---------------------------|-------------------------------|-------------------------------|
| LA1: CJ Cole | LA1#: 310-823-3129 | LA1 CELL: 310-773-6945 | LA1 OTHER: |
| LA2: | LA2#: | LA2 CELL: | LA1 OTHER: |
| LA1 EMAIL: cj06.mls@venicebeachliving.com | | LA2 EMAIL: | |
| LO1: Venice Beach Living | | LO1# : 310-823-3129 | |
| LO2: | | LO2# : | |
| CSO: 2.5% | LT: ER | LBA: No | BAC: Yes |
| | | LS: No | EO: No PROBATE: |

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) 2011 by Combined L.A./Westside MLS, Inc. Information deemed reliable but not guaranteed.