

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.