

**675 SAN JUAN AVE**  
VENICE, CA 90291

**3**  
Beds

**Baths 4.00**  
(3F 1T 0H 0Q)

**1,800/AS**  
Sqft

Single Family  
**LP \$2,550,000**



Expected on Market	
Area	11 Venice
Subdivision	
List Price Per Sqft	\$1,416.67
Lot Size	5,205/VN
HOA Fee 1 & 2	
MLS#	20-552554
APN	4239-024-031
<b>OPEN HOUSE</b>	02/16/2020 (1:00PM-3:30PM)
	02/18/2020 (11:00AM-2:00PM)

**Directions:** One way street ... Turn East from Abbot Kinney ... 2 blocks

**Remarks:** Immerse yourself in the zen of this idyllic garden compound ... an amazing single-level retreat designed for private indoor/outdoor living. This expansive property is composed of a 2 bedroom + 2 bath main house boasting a tastefully renovated kitchen and a master bedroom suite that opens to a peaceful porch and fruit trees. The redesigned separate guest suite/media room is connected to the main living space by the spacious covered ipe wood dining patio. Throughout you'll enjoy high vaulted ceilings with multiple skylights and hardwood floors. Additionally, there is a working studio with a kitchen and bath, plus a meditation house with an adjacent hot & cold outdoor shower. Delight in the fully landscaped oases or relax and savor the sunset from the expansive tree-top roof terrace. There is a new secure carport for two cars and tons of built-in storage. Located on a quiet one-way street with ample guest parking ... 2 blocks to Abbot Kinney ... 5 doors to Oakwood Recreation Center. WOW !!!

**Agent Remarks:** Originally a triplex. Used for many years as a single family home + art studio.

**Showing Remarks:** Need at least 24 hours notice. Please call or email listing agent #1 (CJ Cole - 310.773.6945 - cjc.mls3@venicebeachliving.com). NO TEXTS, please !!!

Structure Info		Land/Lot Info		Contract Info	
Year Built/Source	1921/Assessor	Zoning	LARD1.5	List Date	02-10-2020
View	Tree Top	Land Type		List Price	\$2,550,000
Stories	1	Land Lease Purchase		Orig List Price	\$2,550,000
Guest House	Detached	Horse Property		Status Date	02-10-2020
PUD		Lot Acreage		Change Date/Type	02-13-2020/New Listing
Sewer		Special Zone	Property Report	Sale Type	Standard
Style	Bungalow	Add Parcel		CSO	2.5%
				Listing Type	Exclusive Right
				Disclosure	As Is

Community/Development		Parking Details		Showing Info	
Tax Mello Roos		Parking Type	Auto Driveway Gate, Built-In Storage, Carport, Door Opener, Garage - 2 Car, Side By Side	Occupancy/Show	24-hr Notice, Appointment Only, Call LA 1, Do Not Contact Occupant, Listing Agent Accompanies, Owner, Video Available
Complex/Assoc Name		Total Spaces	2	Contact Name	
Assoc Amenities		Covered Spaces	2	Contact Phone	
Assoc Fees Include		Uncovered Spaces		Occupant Type	Owner
Assoc Pet Rules		Garage Spaces	2	Lockbox Location	
Community Features		Carport Spaces	2	Lockbox Type	
Rental Restrictions				Gate Code	
Short Term Rentals					
Short Term Rental Duration					

Interior Features		Exterior Features	
# Fireplaces/Details	Dining, Free Standing, Patio	Pool	No
Furnished	Unfurnished	Spa	None
AC/Cooling	Ceiling Fan	Tennis/Courts	
Heating	Central, Wall Gas	Roofing	
Flooring	Hardwood	Fence	Privacy Fence, Wood
Equip/Apppl	Built-Ins, Dishwasher, Dryer, Garbage Disposal, Hood Fan, Range/Oven, Refrigerator, Washer, Water Line to Refrigerator	Laundry	Outside

CJ Cole		Dana Clark	
The Agency DRE#:	01904054	The Agency DRE#:	01904054
LA1 CALDRE#:	00960322	LA2 CALDRE#:	02093069
Phone / Cell	p: 310-773-6945 / c: 310-773-6945	Phone / Cell	p: 310-302-0099 / c: 310-804-9225
Email	cjc.mls3@venicebeachliving.com	Email	danaclark@ca.rr.com
Office Phone	424-835-7230	Office Phone	424-835-7230

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. The property may have video/surveillance devices. VESTAPLUS™ Copyright © 2020 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: CJ Cole CALDRE# 00960322

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Beds

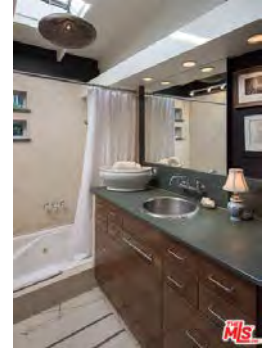
Baths 4.00  
(3F 1T 0H 0Q)

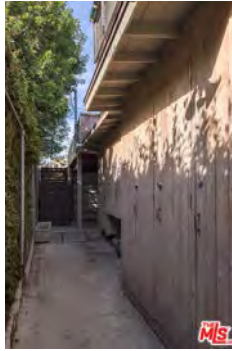
1,800/AS  
Sqft

Single Family  
LP \$2,550,000

Home icon  
Active







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