

STATUS: Active

ADDRESS: 702 CALIFORNIA AVE , VENICE 90291

LP: \$1,795,000



RESIDENTIAL SINGLE FAMILY

STYLE: Country French
APN: 4241-006-002
ADP:
APX ACREAGE:
HORSE PROP:
ELEM: Check w/ LA City

AREA: (11) Venice
SUB:
ZONE: LARD1.5
VU: Yes
GH: Det'd
LSE:
JRHS: Check w/ LA City

MLS#: 10-441949 **MAP:** 671/H5 **BR:** 3
PUD: **YB:** 1993 **BA:** 2.75
HOD: 0.00 **STO:** 1 **APX SF:** 2496
PL: No **APX LDM:** 40X135 **APX LSZ:** 5,400
FP: 1 **PKGT:** 6
LOP: **FUR:** No **CVD PKGC:** 2
SRHS: Venice High

DIRECTIONS: SE corner of California and Shell, 2 blocks east of Abbot Kinney

REMARKS: CALIFORNIA PROVENCE IN VENICE. Open architecture with skylights & 10' ceilings create a great room perfect for entertaining. Tall 8' Anderson doors open to the courtyard making the space even larger. The open arrangement of the main living area leads to flexibility in furniture placement. The kitchen has stainless steel high-end appliances & a European feel. In the living room, a limestone fireplace provides warmth on cold winter nights. Striking hard wood floors flow throughout the house. The master bedroom has a wonderful walk-through built-in closet space & French doors that lead to the rose garden. The artist's studio/guest quarters is a perfect work at home situation. There is a shower plus a large sink in the bathroom, perfect for cleaning paint brushes. The studio has a small fridge under the built-in cabinets & is plumbed for full kitchen. There are double doors which open to the courtyard, the floors are stained cement. Custom wood gates & stone work adds a touch of Provence.

ROOMS: Art Studio,Breakfast Area,Dining Area,Living,Patio Open

EQUIP: Alarm System,Built-Ins,Dishwasher,Dryer,Garbage Disposal,Hood Fan,Intercom,Microwave,Range/Oven,Refrigerator,Satellite,Washer

AIR: None
FLOOR: Cement,Hardwood
FIREPL: Living Room
POOL:
PARK: Detached,Door Opener,Garage,Gated,Side By Side,Uncovered
VIEW TYPE: Courtyard
SEC: Gated,Owned
SEWER: In Street,Paid
DISC: As Is

HEAT: Central,Wall
LAUNDRY: Garage,Inside
ROOF: Composition
TENNIS:
SPA:
WATERFRONT:
FIN: Cash,Cash To New Loan
POSS: Close Of Escrow
SZONE: Coastal Commission,Property Report

OCC/SHOW: 48-hr Notice,Listing Agent Accompanies,Owner

LP:: \$1,795,000 **DOM:** 101 **SP:** **SSP:** **OLP:** \$1,975,000
LD: 04/12/2010 **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:**

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