

716 Hampton Drive • Venice



Stellar Venice Silicon Beach Location !!!

3 Bedroom | 2 1/2 Bath | Guest House with Kitchen + Bath

This dramatic loft-style home is nestled in the vibrant heart of Venice – surrounded by countless restaurants, boutiques, coffee shops and galleries. Enter through a wall of vanishing glass and mahogany doors into an open-plan living space that encompasses the entire first floor. The interior palette of natural materials - including warm woods, polished concrete, and high exposed-rafter ceilings – embraces the industrial aesthetic. The kitchen boasts professional appliances and a large walk-in pantry. An architectural open stairwell leads up to the master suite with a luxurious spa bathroom plus two additional bedrooms that share a bath. Above the secure 3-car carport is a separate studio apartment with a full kitchen and spa bath. Two private outdoor patio decks are secluded with lush landscaping and fencing. This is the perfect setting to entertain, socialize or just relax in style. With a walk score of 90, the home is within 2 blocks of Abbot Kinney Boulevard, Rose Avenue, Venice Beach and boardwalk, and the Google campus.

Home: approx 1755 sf | Guest House: approx 500 sf | Lot Size: 2858 sf | Year Built: 2006

EXCLUSIVELY OFFERED FOR SALE ... \$1,980,000



CJ COLE
Venice Beach Living
310.823.3129 | 310.773.6945
www.venicebeachliving.com

The information above is deemed reliable but not guaranteed.

STATUS: Active

ADDRESS: 716 HAMPTON DR , VENICE ,CA 90291

LP: \$1,980,000



[Virtual/Photo Tour](#) [Property Website](#) [Add'l Photos](#)

OPEN HOUSE: 09/13/2015 (1:30PM-4:30PM)

RESIDENTIAL SINGLE FAMILY

STYLE: High Tech

APN: 4286-008-008

ADP:

APX ACREAGE: N/A

HORSE PROP:

ELEM: Ck w/City

AREA: (11) Venice

SUB:

ZONE: LAC2

VU: No

GH: Det'd

LSE:

JRHS: Ck w/City

MLS#: 15-932327

PUD:

HOD:

PL: No

FP: 1

LOP:

SRHS: Venice Hogh

MAP: 671/G5

YB: 2006

STO: 2

APX LDM:

FUR: No

BR: 4

BA: 4.00 (3 0 1 0)

APX SF: 2,255/AS

APX LSZ: 2,858/VN

PKGT: 3

PKGCT: 3

DIRECTIONS: Between Brooks and Rose 1 block east of Main Street ... 2 blocks to Abbot Kinney, Rose Corridor, Venice Beach, Gold's Gym and Google

REMARKS: Cool Venice Silicon Beach location! This dramatic loft-style home is nestled in the vibrant heart of Venice -surrounded by countless restaurants, boutiques & galleries. Enter through a wall of vanishing glass and mahogany doors into an open-plan living area that encompasses the entire first floor. The interior palette of natural materials - warm woods, polished concrete, high exposed-rafter ceilings - embraces the industrial aesthetic. The kitchen boasts professional appliances and a large walk-in pantry. An architectural open stairwell leads up to a master suite with luxurious spa bath plus two additional bedrooms that share a bath. Above the secure 3-car carport is a separate studio apartment with a full kitchen and spa bath. Two patio/decks are secluded with lush landscaping & fencing - the perfect setting to entertain, socialize or just relax in style! With a walk score of 90, the home is within 2 blocks of Abbot Kinney, Rose Avenue, Venice beach & boardwalk, and the Google campus.

PRIVATE REMARKS: The guest house is a legal, permitted second unit built in 2006 by the owner/architect and used as an office/guest house. At that time the original 1953 house was rebuilt and the second story was added. According to the tax rolls, the house is 3 bedrooms +2.5 baths and 1755 square feet; the 500 square foot guest house is a studio with a kitchen, full bath and built-in Murphy bed. NEW PHOTOS TO COME SOON ... You can see the photos on the MLS when you go to the lease listing I had 3 years ago (nothing changed except the furniture). Or go to <http://www.venicebeachliving.com/716hampton/index.html>. [Report a Violation](#) [Community Data](#)

[Walk Score®](#)

ROOMS: Living

EQUIP: Built-Ins,Cable,Ceiling Fan,Dishwasher,Dryer,Garbage Disposal,Hood Fan,Ice Maker,Microwave,Network Wire,Range/Oven,Refrigerator,Washer,Water Line to Refrigerator

AIR: None

FLOOR: Bamboo,Cement,Tile

FIREPL: Living Room

POOL:

PARK: Built-In Storage,Carport,Controlled Entrance,Covered Parking,Door Opener,Private,Side By Side

VIEW TYPE: None

SEC:

SEWER:

DISC: As Is,Property Report

OCC/SHOW: Listing Agent Accompanies,Vacant

LAND TYPE:

HEAT: Forced Air,Radiant

LAUNDRY: Inside,On Upper Level

ROOF:

TENNIS:

SPA:

WATERFRONT:

FIN: Cash

POSS:

SZONE:

SALE TYPE: Standard

LP: \$1,980,000
OLP: \$2,200,000

DOM: 31
CDOM:

LD: 08/13/2015
CD:

SP:
SD:

SSP:
WD: **BLOG Y/N:** Yes
AVM Y/N: Yes

LP/SF: \$878.05
SP/SF:

LA1: CJ Cole

PH: 310-823-3129

LO1: Venice Beach Living

cjc.mls@venicebeachliving.com

CELL: 310-773-6945

DRE: 00960322

FAX: 310-427-7177

PH: 310-823-3129

LA2:

PH:

LO2:

CELL:

DRE: N/A

FAX:

PH:

CSO: 2.5%

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