

STATUS: Active

ADDRESS: 806 MARCO PL , VENICE 90291

LP: \$1,100,000



RESIDENTIAL SINGLE FAMILY

STYLE: Cottage
APN: 4241-025-016
ADP:
APX ACREAGE:
HORSE PROP:
ELEM: Ck w/City

AREA: (11) Venice
SUB:
ZONE: LAR2
VU: Yes
GH: N/A
LSE:
JRHS: Ck w/City

MLS#: 08-298149 **MAP:** 671/J5
PUD: **YB:** 1927
HOD: 0.00 **STO:** 1
PL: No **APX LDM:** 37x90
FP:
LOP: **FUR:** No
SRHS: Venice High School

BR: 1
BA: 1.00
APX SF: 904
APX LSZ: 3,330
PKGT: 2
CVD PKGC: 1

DIRECTIONS: West of Lincoln Boulevard on a walk street off Oakwood Avenue 3 blocks north of Venice Boulevard

REMARKS: You'll find this hidden gem behind a lush hedge on a quiet walk street just 3 blocks to Abbot Kinney. The outdoor spaces are absolutely delightful for entertaining and privacy. This 1 bedroom, 1 bath 20's beach cottage has been extensively remodeled with today's amenities...vaulted ceilings, hardwood floors, French doors, top-end appliances, tons of closet and storage space. A wall of cabinetry, including a Murphy bed, hides the garage door creating a terrific studio/guest room in the garage.

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

EQUIP: Built-Ins,Dishwasher,Garbage Disposal,Hood Fan,Range/Oven,Refrigerator,Satellite

AIR: None
FLOOR: Hardwood,Tile
FIREPL: None

POOL:
PARK: Detached,Door Opener,Garage,Gated,Uncovered
VIEW TYPE: Walk Street

SEC:
SEWER: In Street,Paid
DISC: As Is

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

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

LP:: \$1,100,000 **DOM:** 1 **SP:** **SSP:** **OLP:** \$1,100,000
LD: 07/20/2008 **CD:** **SD:** **WD:**

LA1: CJ Cole **LA1#:** 310-823-3129
LA2: **LA2#:**
LA1 EMAIL: cj06.mls@venicebeachliving.com
LO1: RE/MAX Marquee Partners-Venice
LO2:

LA1 CELL: **LA1 OTHER:**
LA2 CELL: **LA1 OTHER:**
LA2 EMAIL:
LO1# : 310-577-5300
LO2# :
LS: No **EO:** No **PROBATE:** No

CSO: 2.5% **LT:** ER **LBA:** No **BAC:** Yes

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) 2008 by Combined L.A./Westside MLS, Inc. Information deemed reliable but not guaranteed.