

STATUS: Active

ADDRESS: 1635 SHELL AVE , VENICE 90291

LP: \$1,300,000



RESIDENTIAL SINGLE FAMILY

STYLE: California Bungalow

APN: 4241-014-007

ADP:

APX ACREAGE:

HORSE PROP:

ELEM: Check w/City

AREA: (11) Venice

SUB:

ZONE: LAR2

VU: Yes

GH: N/A

LSE: No

JRHS: Check w/City

MLS#: 11-503455 **MAP:** 671/J5

PUD: **YB:** 1924

HOD: 0.00 **STO:** 2

PL: No

FP:

LOP: No

SRHS: Venice High

APX LDM:

FUR: No

BR: 3

BA: 2.00

APX SF: 1600

APX LSZ: 3,074

PKGT: 1

CVD PKGC:

DIRECTIONS: North of Venice Blvd, West of Lincoln, East of Abbot Kinney ... On the Shell Circle

REMARKS: Prime location + immaculate condition ... Original 20's bungalow with second story addition and tasteful remodel retains the classic warmth for which the Venice Walk Street area is coveted. There are beautiful oak floors and wood-paned windows throughout. The large country kitchen has stainless built-ins and a breakfast nook opening to the courtyard. One bedroom and bath are down; the master suite and third bedroom w/loft are above. This serene architecturally detailed home has a private and lushly landscaped front yard with a huge sunny deck above. Bonus garage/office has reclaimed wood floors & wood stove. Located on the Shell Circle in the heart of the Venice walk street area ... steps to trendy shops & restaurants on Abbot Kinney and 8 blocks to the beach.

ROOMS: Bonus,Breakfast Area,Dining Area,Living,Loft,Patio Open

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

AIR: None

FLOOR: Hardwood

FIREPL: Wood Burning,Other

POOL:

PARK: Detached,Garage,Uncovered

VIEW TYPE: Green Belt

SEC: Gated

SEWER: In Street,Paid

DISC: As Is

HEAT: Central

LAUNDRY: Inside

ROOF: Composition

TENNIS:

SPA:

WATERFRONT:

FIN: Cash

POSS:

SZONE: Coastal Commission,Property Report

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

LP:: \$1,300,000

DOM: 2

SP:

SSP:

OLP: \$1,300,000

LD: 01/25/2011

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:**

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