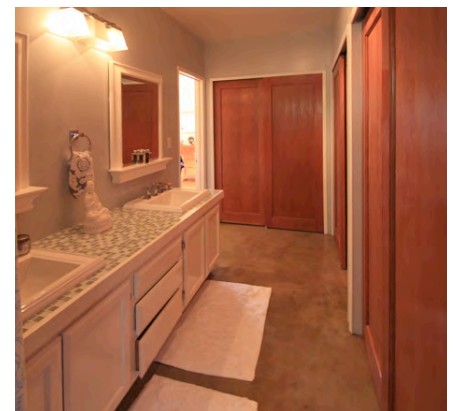


1635 SHELL AVENUE • VENICE



ON THE CIRCLE IN THE VENICE WALK STREET AREA ... STEPS TO ABBOT KINNEY

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.

Home: approximately 1600 s/f | Lot Size: 3074 | Year Built: 1924

EXCLUSIVELY OFFERED FOR SALE AT ... \$1,300,000



CJ COLE

Venice Beach Living

310.823.3129 | 310.773.6945

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