

STATUS: Active

ADDRESS: 2213 GRAND CANAL , VENICE 90291

LP: \$1,975,000



RESIDENTIAL SINGLE FAMILY

STYLE: Architectural

APN: 4227-004-013

ADP:

APX ACREAGE:

HORSE PROP:

ELEM: Coeur d'Alene

AREA: (11) Venice

SUB:

ZONE: LARW1

VU: Yes

GH: N/A

LSE:

JRHS: CK w/City

MLS#: 10-436775

PUD:

HOD: 0.00

PL: No

FP: 2

LOP:

SRHS: Venice

MAP: 671/H6

YB: 2001

STO: 3

APX LDM: 30X90

FUR: No

BR: 3

BA: 3.50

APX SF: 3265

APX LSZ: 2,700

PKGT: 2

CVD PKGC: 2

DIRECTIONS: On Strongs Drive side of Grand Canal which is accessed from Washington Blvd or North Venice Blvd.

REMARKS: This exciting waterfront architectural home on the historic Venice Canals offers a unique combination of the peace and quiet of living in a tranquil wetlands area while being just steps from trendy Venice Beach recreational and entertainment activities. Designed by William R Pauli, AIA, it boasts 10' ceilings and walls of glass to maximize the light and views of the Canals! Features include: spacious public spaces with clean lines & handsome wood floors; stainless, wood & granite gourmet kitchen; exceptional master suite with luxurious marble spa bath + huge walk-in closet; 2 guest bedrooms with bath; office nook; laundry room plus large open penthouse with full bath great for studio, media room, gym or 4th bedroom. The home flows comfortably from in to out via 4 terraces, 3 fronting the Grand Canal, perfect for entertaining and relaxation. Extras include: 2 wood/gas burning fireplaces; wired for telephone, TV, security, computer; built-in vacuum system; dual zone heat and air.

ROOMS: Art Studio,Dining Area,Living,Loft,Office,Patio Open,Powder

EQUIP: Alarm System,Built-Ins,Cable,Central Vacuum,Dishwasher,Dryer,Garbage Disposal,Hood Fan,Microwave,Network Wire,Range/Oven,Refrigerator,Trash Compactor,Washer

AIR: Central

FLOOR: Carpet,Hardwood,Marble,Tile

FIREPL: Gas,Living Room,Master Bedroom,Wood Burning

POOL:

PARK: Attached,Direct Entrance,Door Opener,Garage,Side By Side,Uncovered

VIEW TYPE: Canal

SEC: Owned

SEWER: In Street,Paid

DISC: As Is

HEAT: Central

LAUNDRY: Inside,Room

ROOF: Composition

TENNIS:

SPA: Bath Tub

WATERFRONT: Canal

FIN: Cash,Cash To New Loan

POSS: Close Of Escrow

SZONE: Coastal Commission,Property Report

OCC/SHOW: Listing Agent Accompanies,Vacant

LP:: \$1,975,000

DOM: 266

SP:

SSP:

OLP: \$2,500,000

LD: 03/22/2010

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

LO1: Venice Beach Living

LA2 EMAIL:

LO1# : 310-823-3129

LO2:

LO2# :

CSO: 2.5%

LT: ER

LBA: No

BAC: Yes

LS: No **EO:** No **PROBATE:**

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