

**STATUS:** Active

**ADDRESS:** 40 23RD AVE , VENICE 90291

**LP:** \$4,000



**RESIDENTIAL LEASE**

**STYLE:** Cottage  
**APN:** 4226-016-004  
**UNIT LOC:** On Walk St  
**EXP:** S/W  
**BALC:** Patios  
**HORSE PROP:**  
**ELEM:** Coeur d'Alene

**AREA:** (11) Venice  
**SUB:**  
**SF/CA:** CA  
**VIEW LOC:** Yes  
**GH:** None  
**SALE:** No  
**OPT \$:**  
**JRHS:** Ck w/ City

**MAP:** (671/H7)  
**PUD:** No  
**HOD:** 0.00  
**POOL:** No  
**#FP:**  
**LOP:** No  
**SRHS:** Venice High

**MLS#:** 12-597607 **BR:** 2  
**YB:** 1921 **BA:** 1.00  
**STORIES:** 1 **APX SF:** 1008  
**#UNITS:** 2 **APX LSZ:** 2,640  
**FLR:** 1 **PKGT:** 2  
**FUR:** No **#CVD PKG:** 2  
**PETS:** Call **SDEP:** 8,000  
**COMPLEX:** Beach Cottage **TERM:** 1+Year

**DIRECTIONS:** Walk Street between Pacific and Speedway, one block south of Venice Boulevard ... 1/2 block to beach  
**REMARKS:** CHEERFUL BEACH BUNGALOW nestled on a charming walk street 1/2 block to the beach...a perfect hide-away from urban life! Original wood trim & floors are beautifully finished. Open living areas afford a spacious feel w/ French doors opening to a deck & peaceful garden. Family kitchen w/ stainless appliances + breakfast nook. Recently remodeled bath w/ claw foot tub, sit-in shower & beautiful built-in cabinetry. Enclosed with high fences for privacy & security, the outdoor spaces include a large grassy yard below the front porch + a shared rear patio. 2 car garage. Full laundry. Second unit above garage is currently rented. Will consider a pet. Available early June.

**ROOMS:** Breakfast Area,Dining Area,Living,Patio Open  
**AMENITIES:** None  
**EQUIP:** Built-Ins,Ceiling Fan,Dishwasher,Dryer,Garbage Disposal,Hood Fan,Range/Oven,Refrigerator,Washer  
**AIR:** None **HEAT:** Central  
**FLOOR:** Hardwood **LAUNDRY:** Outside,Room  
**FIREPL:** None **ROOF:** Composition  
**POOL:** None **TENANT PAYS:** Electric,Gas  
**PARK:** Detached,Door Opener,Garage,Private Garage,Side By Side **TYPE:** Detached,Single Family,Single Level  
**VIEW TYPE:** Walk Street **WATERFRONT:**  
**SEC:** **FIN:**  
**SEWER:** In Street,Paid **POSS:**  
**DISC:** As Is **SZONE:** Coastal Commission,Rent Control  
**OCC/SHOW:** 48-hr Notice,Listing Agent Accompanies,Tenant **SPA:** None

**LP::** \$4,000 **DOM:** 1 **SP:** **SSP:** **OLP:** \$4,000  
**LD:** 04/30/2012 **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:** 3% **LT:** ER **LBA:** No **BAC:** Yes **LS:** No **EO:** No **PROBATE:** No

**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) 2012 by Combined L.A./Westside MLS, Inc. Information deemed reliable but not guaranteed.