

STATUS: Active

ADDRESS: 40 23RD AVE , VENICE 90291

LP: \$4,200



RESIDENTIAL LEASE
STYLE: California Bungalow
APN: 4226-016-004
UNIT LOC: On Walk St
EXP: N/A
BALC: Yard/Patio
HORSE PROP:
ELEM: Coeur D'Alene

AREA: (11) Venice
SUB:
SF/CA: SF
VIEW LOC: Yes
GH: Det'd
SALE: No
OPT \$:
JRHS: Check w/City

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

MLS#: 08-301647 **BR:** 2
YB: 1921 **BA:** 2.00
STORIES: 1 **APX SF:** 1008
#UNITS: 2 **APX LSZ:** 2,650
FLR: 1 **PKGT:** 2
FUR: No **#CVD PKG:** 2
PETS: Call **SDEP:** 8,400
COMPLEX: Beach House **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 peaceful garden. Family kitchen w/ new stainless appliances + breakfast nook. Enclosed with high fences for privacy & security, the outdoor spaces include a large grassy yard below the front porch + a rear patio w/ picnic table. 2 car garage. Full laundry.

ROOMS: Breakfast Area,Dining,Living,Patio Open
AMENITIES: None
EQUIP: Built-Ins,Cable,Ceiling Fan,Dishwasher,Dryer,Garbage Disposal,Hood Fan,Range/Oven,Refrigerator,Washer
AIR: None **HEAT:** Central
FLOOR: Hardwood **LAUNDRY:** Garage
FIREPL: None **ROOF:** Composition
POOL: None **TENANT PAYS:** Electric,Gas
PARK: Detached,Door Opener,Garage,Private Garage,Side By Side **TYPE:** Detached,Single Level
VIEW TYPE: Walk Street **WATERFRONT:**
SEC: Gated **FIN:**
SEWER: In Street,Paid **POSS:**
DISC: As Is **SZONE:** Coastal Commission,Property Report
OCC/SHOW: 48-hr Notice,Call LA 1,Listing Agent **SPA:** None
 Accompanies,Tenant

LP:: \$4,200 **DOM:** 0 **SP:** **SSP:** **OLP:** \$4,200
LD: 08/01/2008 **CD:** **SD:** **WD:**

LA1: CJ Cole **LA1#:** 310-823-3129 **LA1 CELL:** **LA1 OTHER:**
LA2: **LA2#:** **LA2 CELL:** **LA1 OTHER:**
LA1 EMAIL: cj06.mls@venicebeachliving.com **LA2 EMAIL:**
LO1: RE/MAX Marquee Partners-Venice **LO1# :** 310-577-5300
LO2: **LO2# :**
CSO: 3% **LT:** ER **LBA:** No **BAC:** Yes **LS:** No **EO:** No **PROBATE:** No

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