

# 402 BROOKS AVENUE . VENICE

three wonderful Craftsman cottages circa 1912 ... one block to trendy Abbot Kinney ... three blocks to Venice Beach



Not just one original Craftsman bungalow from the first days of Venice ... but three! Each historic one bedroom, one bath cottage features most of the original built-ins and windows plus a fireplace (two have been refurbished) in the living room ... separate dining room, spacious kitchen & laundry area! Absolutely charming !!!

Each bungalow has a large private, fully-fenced yard, street frontage and a unique address ... like three single family homes! The property has many beautiful mature trees and plants and lots of flowering bougenvilla!

Located in the heart of the Venice Art District, walk to great restaurants & shops on Abbot Kinney Boulevard and to Venice Beach (just three blocks away)!

Listed at \$975,000

Buildings: Approximately 1908 sq/ft

Lot: Approximately 5968 sq/ft

Year Built: 1912

CJ Jay  
Cole

COLDWELL  
BANKER

RESIDENTIAL BROKERAGE

310.823.3129



E-Mail: [cj@venicebeachliving.com](mailto:cj@venicebeachliving.com) ... Web Site: [www.venicebeachliving.com](http://www.venicebeachliving.com)

Broker/Agent does not guarantee the accuracy of the above information. Buyer is advised to independently verify information.