

480 South Venice Boulevard . Venice



It's all about **location** ... access to anything and everything you are looking for ... all at your doorstep and walkable! Two blocks to fine dining and shopping on trendy **Abbot Kinney**, the **Venice Canals** outside your back door, and four blocks to the sand, bike path, funky shopping and entertainment along **Venice Beach**. This dramatic, contemporary Mediterranean villa is hidden behind high walls and lush landscape. The large **great room** that dominates the first floor affords a multitude of possibilities for layout and function of seating areas, including one by the fire. The open **cook's kitchen** has a walk-in pantry. French doors lead to the **flagstone patio**, a private oasis for year-around entertaining. Natural light pours into the space through multiple windows in the 25' high wall plus gleaming maple floors add to its warmth. An architectural, open stairwell leads to the second level bedrooms and on up to a mini nook and a **roof garden/terrace** that overlooks the Venice Canals. The **master suite** has a luxurious spa bath with oversized his/her vanities and separate shower and spa tub, a large walk-in closet and French doors to a balcony overlooking the gardens! Additionally there are **two guest bedrooms**, a spacious guest bath and an open **library/den**. Other features include an oversized double garage with built-in custom storage, security system, dual zone HVAC, high quality dual glazed windows and doors.

Home: 2428 s/f ... Year Built: 1999 ... Lot Size: 3733 s/f

Exclusively offered for sale **\$1,450,000**.

See it out on the web ...

480SVENICEBLVD.COM



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Venice
Beach
Living
by **CJ Cole**

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