

# 702 California Avenue . Venice

CALIFORNIA PROVENCE IN VENICE ... Private, walled villa reminiscent of the South of France! Just steps to the action of Abbot Kinney and a few blocks to the beach! Dramatic, open architecture with skylights, 10' ceilings, French doors + hardwood floors throughout! Centered on a lush courtyard and surrounded by greenery! 3 bedrooms, 2 baths in the 2100 s/f main house + 500 s/f artist's studio/guest quarters with 3/4 bath! Perfect for an artist, writer or musician! Published, sophisticated and impressive! Through the custom wood gates ... the serenity of a different world !!!

Home: approx. 2100 s/f ... Studio: approx. 500 s/f

Year Built: 1993 ... Lot Size: 5400 s/f

Exclusively offered for sale **\$1,795,000**.

Check it out on the web ... **702CALIFORNIA.COM**



by **CJ Cole**

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[VENICEBEACHLIVING.COM](http://VENICEBEACHLIVING.COM)



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