

STATUS: Active

ADDRESS: 1635 SHELL AVE , VENICE 90291

LP: \$4,500



RESIDENTIAL LEASE
STYLE: Contemporary
APN: 4241-014-007
UNIT LOC: N/A
EXP: East
BALC: yes
HORSE PROP:
ELEM: Check w/City

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

MAP: (671/J5)
PUD: No
HOD: 0.00
POOL: No
#FP: 1
LOP: No
SRHS: Venice High

MLS#: 09-359859 **BR:** 3
YB: 1924 **BA:** 2.00
STORIES: 2 **APX SF:** 1600
#UNITS: 1 **APX LSZ:** 3,074
FLR: 1 **PKGT:** 0
FUR: No **#CVD PKG:** 0
PETS: Yes **SDEP:** 9,000
COMPLEX: Single Family **TERM:** 1+Year

DIRECTIONS: North of Venice Blvd, West of Lincoln Blvd, East of Abbot Kinney ... on the Shell circle

REMARKS: Recently remodeled 2-story contemporary beach house on the circle in the heart of the Venice "walk street" area ... steps to trendy shops & restaurants on Abbot Kinney. Wood & tile floors on 1st level. Cook's kitchen w/ ss appliances, w/d & breakfast nook. One bedroom + bath down. Master bedroom suite + third bedroom w/loft on 2nd level. Privately landscaped front yard, wood deck off kitchen + sunny upstairs patio. Bonus garage/office has reclaimed wood floors & wood stove. Partially furnished.

ROOMS: Bonus,Breakfast Area,Dining Area,Living,Loft,Office,Patio Open

AMENITIES: Sun Deck

EQUIP: Barbeque,Built-Ins,Dishwasher,Dryer,Garbage Disposal,Range/Oven,Refrigerator,Washer

AIR: None

FLOOR: Carpet,Hardwood,Tile

FIREPL: Wood Burning,Other

POOL: None

PARK: None

VIEW TYPE: Green Belt

SEC: Gated

SEWER: In Street,Paid

DISC: None

OCC/SHOW: Listing Agent Accompanies,Vacant

HEAT: Central

LAUNDRY: Inside

ROOF: Composition

TENANT PAYS: Electric,Gas,Water

TYPE: Single Family

WATERFRONT:

FIN:

POSS:

SZONE: None

SPA: None

LP:: \$4,500 **DOM:** 0 **SP:** **SSP:** **OLP:** \$4,500
LD: 04/01/2009 **CD:** **SD:** **WD:**

LA1: CJ Cole **LA1#:** 310-823-3129 **LA1 CELL:** 310-773-6945 **LA1 OTHER:**
LA2: Jay Cole **LA2#:** 310-301-4910 **LA2 CELL:** 310-414-7767 **LA1 OTHER:**
LA1 EMAIL: cj06.mls@venicebeachliving.com **LA2 EMAIL:** jay@venicebeachliving.com
LO1: Venice Beach Living **LO1# :** 310-823-3129
LO2: Venice Beach Living **LO2# :** 310-823-3129
CSO: 3% **LT:** ER **LBA:** No **BAC:** Yes **LS:** No **EO:** No **PROBATE:** No

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