

STATUS: Sold

ADDRESS: 40 23RD AVE , VENICE 90291

SP: \$3,900



RESIDENTIAL LEASE

STYLE: California Bungalow
APN: 4226-016-004
UNIT LOC: N/A
EXP: N/A
BALC: N/A
HORSE PROP:
ELEM: Coeur D'Alene

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

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

MLS#: 07-198189 **BR:** 2
YB: 1921 **BA:** 1.00
STORIES: 1 **APX SF:** 1008
#UNITS: 2 **APX LSZ:** 2,650
FLR: 1 **PKGT:** 2
FUR: No **#CVD PKG:** 2
PETS: Call **SDEP:** 7,800
COMPLEX: none **TERM:** 1+Year

DIRECTIONS: 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

FLOOR: Hardwood

FIREPL: None

POOL: None

PARK: Detached,Door Opener,Garage

VIEW TYPE: Walk Street

SEC: Gated

SEWER: Paid

DISC: As Is

OCC/SHOW: Call LA 1,Listing Agent Accompanies,Vacant

HEAT: Central

LAUNDRY: Garage

ROOF: Composition

TENANT PAYS: Electric,Gas

TYPE: Single Family

WATERFRONT:

FIN:

POSS:

SZONE: Coastal Commission,Property Report

SPA: None

LP:: \$3,900	DOM: 11	SP: 3,900	SSP:	OLP: \$3,900
---------------------	----------------	------------------	-------------	---------------------

LD: 06/25/2007	CD: 07/06/2007	SD: 07/06/2007	WD:
-----------------------	-----------------------	-----------------------	------------

LA1: CJ Cole **LA1#:** 310-823-3129

LA2: **LA2#:**

LA1 EMAIL: cj06.mls@venicebeachliving.com

LO1: RE/MAX Marquee Partners-Venice

LO2:

SA1 : Patricia Terajima **SA1#:** 310-305-4236

SA2 : **SA2#:**

SA1 EMAIL : pterajima@coldwellbanker.com

SO1: Coldwell Banker-PVista/Wchestr

SO2:

CSO: 3%	LT: ER	LBA: No	BAC: Yes	LS: No	EO: No	PROBATE: No
----------------	---------------	----------------	-----------------	---------------	---------------	--------------------

LA1 CELL: **LA1 OTHER:**

LA2 CELL: **LA1 OTHER:**

LA2 EMAIL:

LO1# : 310-577-5300

LO2# :

SA1 CELL: 310-270-6099 **SA1 OTHER:**

SA2 CELL: **SA2 OTHER:**

SA2 EMAIL:

SO1#: 310-305-4200

SO2#:

DISCLAIMER: Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. Copyright (c) 2008 by Combined L.A./Westside MLS, Inc. Information deemed reliable but not guaranteed.