

STATUS: Active

ADDRESS: 40 23RD AVE #1/2, VENICE 90291

LP: \$2,000



RESIDENTIAL LEASE

STYLE: Spanish
APN: 4226-016-004
UNIT LOC: above grge
EXP: west
BALC: small
HORSE PROP:
ELEM: Coeur d'Alene

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

MAP: (671/H7)
PUD:
HOD: 0.00
POOL: No
#FP: 0
LOP: No
SRHS: Venice

MLS#: 09-403227 **BR:** 1
YB: 1921 **BA:** 0.75
STORIES: 1 **APX SF:** 580
#UNITS: 2 **APX LSZ:** 2,650
FLR: 2 **PKGT:** 1
FUR: No **#CVD PKG:** 1
PETS: Call **SDEP:** 4,000
COMPLEX: 40 & 40 1/2 23rd Avenue **TERM:** 1+Year

DIRECTIONS: Between Speedway and Pacific one block north of Venice Blvd

REMARKS: TERRIFIC BEACH PAD ... Above-the-garage flat on a charming walk street 1/2 blk to beach. Sunny & cheerful with hardwood floors & tile throughout. Fresh paint, new blinds & nice appliances. Galley kitchen opens to the living/dining area. Large bath w/ tiled shower. Great courtyard between the garage & the front cottage for the tenant's patio furniture & bbq. Enclosed with high fences for privacy and security. There is garage parking for one car + an equipped laundry room. Will consider a dog.

ROOMS: Dining Area,Loft

AMENITIES: None

EQUIP: Cable,Dishwasher,Dryer,Garbage Disposal,Range/Oven,Refrigerator,Washer

AIR: None

FLOOR: Hardwood,Tile

FIREPL: None

POOL: None

PARK: Door Opener,Garage

VIEW TYPE: None

SEC:

SEWER: In Street,Paid

DISC: None

OCC/SHOW: 24-hr Notice,Accepted Offer,Listing Agent

Accompanies,Vacant

HEAT: Wall

LAUNDRY: Community,Garage,Room

ROOF:

TENANT PAYS: Electric,Gas

TYPE: Detached,Single Level

WATERFRONT:

FIN:

POSS:

SZONE: Coastal Commission,Rent Control

SPA: None

LP:: \$2,000

DOM: 2

SP:

SSP:

OLP: \$2,000

LD: 10/05/2009

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: 310-460-8495

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

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) 2009 by Combined L.A./Westside MLS, Inc. Information deemed reliable but not guaranteed.