

**STATUS:** Active

**ADDRESS:** 411 LINNIE CANAL , VENICE 90291

**LP:** \$1,500,000



**RESIDENTIAL SINGLE FAMILY**  
**STYLE:** California Bungalow  
**APN:** 4227-006-002  
**ADP:**  
**APX ACREAGE:**  
**HORSE PROP:**  
**ELEM:** Coeur d'Alene

**AREA:** (11) Venice  
**SUB:**  
**ZONE:** LARW1  
**VU:** Yes  
**GH:** None  
**LSE:** No  
**JRHS:** Check / City

**MLS#:** 09-414831 **MAP:** 671/H6 **BR:** 3  
**PUD:** No **YB:** 1921 **BA:** 2.50  
**HOD:** 0.00 **STO:** 2 **APX SF:** 1945  
**PL:** No **APX LDM:** 30x95 **APX LSZ:** 2,850  
**FP:** **PKGT:** 3  
**LOP:** No **FUR:** No **CVD PKGC:** 2  
**SRHS:** Venice

**DIRECTIONS:** From Washington Boulevard go north on Dell Avenue, over 3 bridges, turn right on Court D.  
**REMARKS:** Charming light-filled beach house, nestled on an island in the Venice Canals, + studio above the double garage. Tastefully remodeled in 2009. First level has open living/dining, kitchen w/new cabinetry & butcher-block counters, large media/family room (3rd bedroom) & full bath ... all with gleaming maple floors. Upper level has 2 bedrooms + a full bath and new sisal carpet. Both baths are refreshed. All rooms open via French doors to great porches/decks. Studio is large open loft-style space with 1/2 bath and 2 balconies ... features maple floors, built-in cabinetry, high ceiling & great light. Low maintenance landscaping. Vacant and easy to show. Home addition and garage/studio were built in 1985/6. Priced below 2007 vacant lot sale prices.

**ROOMS:** Art Studio,Dining Area,Living,Patio Covered,Patio Open  
**EQUIP:** Built-Ins,Dishwasher,Dryer,Garbage Disposal,Hood Fan,Microwave,Range/Oven,Refrigerator,Satellite,Washer  
**AIR:** None **HEAT:** Central  
**FLOOR:** Carpet,Hardwood,Tile **LAUNDRY:** Inside,Room  
**FIREPL:** None **ROOF:** Composition  
**POOL:** **TENNIS:**  
**PARK:** Detached,Door Opener,Garage,Side By Side **SPA:** Bath Tub  
**VIEW TYPE:** Canal **WATERFRONT:** Canal  
**SEC:** **FIN:** Cash  
**SEWER:** In Street,Paid **POSS:**  
**DISC:** As Is **SZONE:** Coastal Commission,Property Report

**OCC/SHOW:** Tenant

**LP::** \$1,500,000 **DOM:** 73 **SP:** **SSP:** **OLP:** \$1,600,000  
**LD:** 12/03/2009 **CD:** **SD:** **WD:**

**LA1:** CJ Cole **LA1#:** 310-823-3129 **LA1 CELL:** 310-773-6945 **LA1 OTHER:**  
**LA2:** **LA2#:** **LA2 CELL:** **LA1 OTHER:**  
**LA1 EMAIL:** cj06.mls@venicebeachliving.com **LA2 EMAIL:**  
**LO1:** Venice Beach Living **LO1# :** 310-823-3129  
**LO2:** **LO2# :**  
**CSO:** 2.5% **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) 2010 by Combined L.A./Westside MLS, Inc. Information deemed reliable but not guaranteed.