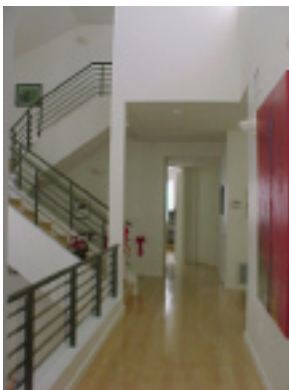


# 480 SOUTH VENICE BLVD

Dramatic contemporary Venice home 1/2 block to the canals & 4 blocks to the beach !!!



Just 4 years old, this spacious architectural home has 3 bedrooms, 2 1/2 baths plus a loft/den! Throughout the spaces are very bright & open with gleaming maple floors, French doors and high ceilings! The first floor is one large great room ... two story living room ... gourmet kitchen with exceptional granite work areas ... formal dining area/family room! French doors open to a beautiful, private architectural garden with stunning plantings, custom water feature and flagstone patio! The master suite has a luxurious spa bath with oversized his/her counters and separate shower and spa tub, a large walk-in closet and French doors to a balcony overlooking the gardens! The large roof terrace overlooks the Venice Canals! The oversized double garage has built-in custom storage! Security system! Dual zone central heat and air conditioning!



**CJ Jay Cole**

**COLDWELL BANKER**

**310.823.3129**

Home: Approximately 2766 sq ft  
Lot Size: Approximately 3733 sq ft  
Year Built: 1999

Offered for sale at: **\$1,300,000**

e-mail: [cj@venicebeachliving.com](mailto:cj@venicebeachliving.com)  
[www.venicebeachliving.com](http://www.venicebeachliving.com)

Broker/Agent does not guarantee the accuracy of the above information. Buyer is advised to independently verify information.