

# \$2,695,000 - 1102 Grant Avenue, Venice

MLS® #24453815

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## \$2,695,000

3 Bedroom, 3.00 Bathroom, 2,425 sqft

Residential on 0 Acres

N/A, Venice,

This 1920s Spanish-style sanctuary invites you to experience timeless beauty intertwined with thoughtful modern updates. The arched windows and doorways, the coved ceilings, and the gleam of original glass door knobs tell the story of a home that has been lovingly preserved, while the newly renovated bathrooms, upgraded lighting, and new French doors in the primary suite bring a sense of refinement and elegance. Step inside the 2 bedroom, 2 bathroom main house, where sunlight dances across the hardwood floors, and the warmth of the sleek living room fireplace beckons you to settle in, relax, and stay awhile. The formal dining room is a welcoming space, whether you're hosting intimate dinners or lively gatherings, while the gourmet kitchen with its custom cabinetry, Caesarstone countertops, Viking range, and custom breakfast nook invites you to create memorable meals with ease. Downstairs, a large family room opens onto a tranquil courtyard, a secluded oasis with the soothing sound of a fountain and lush greenery perfect for unwinding with morning coffee or enjoying sunset dinners under the stars. Newly renovated bathrooms in the main house, adorned with Venetian plaster walls, Zia tile floors, Atmosphyre hardware, and custom vanities, add a touch of artisan craftsmanship and luxury. As you head upstairs, the primary suite feels like a private retreat, complete with a walk-in closet, upgraded lighting, and a balcony. Beyond the main house, the 1



bedroom, 1 bath guest house with its spacious living room and kitchenette offers endless possibilities, whether for visiting family or as a cozy, private escape. Located in the heart of President's Row and within the coveted Coeur d'Alene school district, this home is just moments from the vibrant culture of Venice. Abbot Kinney's eclectic shops, art galleries, and renowned eateries are only a bike ride away, and though close to everything, the quiet, wide streets and ample parking make it feel like a hidden retreat.

Built in 1926

**Essential Information**

MLS® #	24453815
Price	\$2,695,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,425
Acres	0.09
Year Built	1926
Type	Residential
Sub-Type	Single Family Residence
Style	Spanish
Status	Closed
Listing Agent	Diana Braun
Listing Office	Compass

**Community Information**

Address	1102 Grant Avenue
Area	C11 - Venice
Subdivision	N/A
City	Venice
County	Los Angeles
Zip Code	90291

**Amenities**

Parking Spaces	2
Parking	Driveway
Garages	Driveway
View	None
Pool	None

## Interior

Interior	Wood
Interior Features	Walk-In Closet(s)
Appliances	Dryer, Washer, Dishwasher, Disposal, Microwave, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

## Additional Information

Date Listed	October 17th, 2024
Days on Market	86
Zoning	LAR2
Short Sale	N
RE / Bank Owned	N

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