

# \$3,750,000 - 2405 Grand Canal, Venice

MLS® #25490725

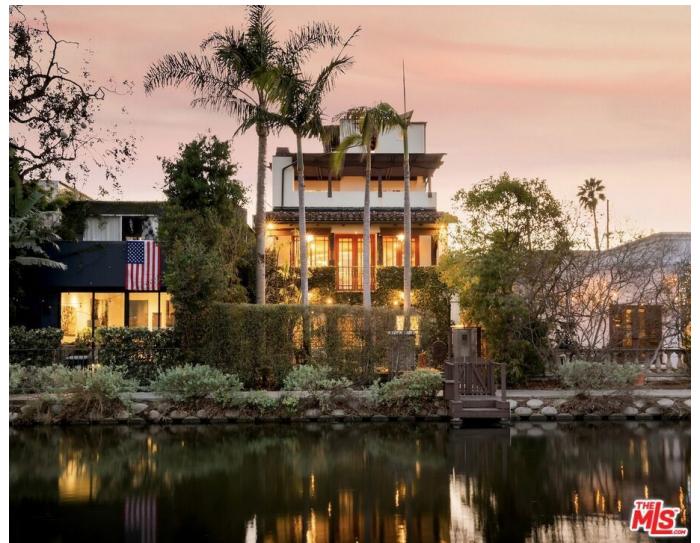
**\$3,750,000**

3 Bedroom, 3.00 Bathroom, 3,398 sqft

Residential on 0 Acres

N/A, Venice,

The Venice Canals are one of the most sought-after areas in Venice because of their privacy, seclusion, beach access, and calming environment, while still being very close to some of the best food and entertainment on the Westside. At nearly 3,400 SF, each of this homes three levels feature a private bedroom suite, multiple lounge areas, decks, and entertaining spaces. Views are prevalent of the canal, mountains, and city skyline, offering a stunning backdrop from every level. This well-kept house is provided in ready to move in condition. The main living level features a spacious family room that can also serve as a bedroom, an inviting kitchen and dining area with a banquette, and a cozy fireplace that opens to an outdoor seating area overlooking the Canal. A spiral staircase leads to the primary bedroom suite, complete with a walk-in closet and versatile office space. The bottom level offers direct canal access, a spacious bedroom, and an open-air workout area, yoga, and spa area with an indoor/outdoor shower. Two garage parking spaces and one uncovered space provide additional convenience. This rare Venice Canals gem combines elegance, comfort, and functionality in an exceptional retreat in one of LA's most coveted locations for an excellent value.



Built in 2000

## Essential Information

MLS® #	25490725
Price	\$3,750,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	3,398
Acres	0.06
Year Built	2000
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Closed
Listing Agent	Ryan Jancula
Listing Office	Compass

## Community Information

Address	2405 Grand Canal
Area	C11 - Venice
Subdivision	N/A
City	Venice
County	Los Angeles
Zip Code	90291

## Amenities

Utilities	Overhead Utilities
Parking Spaces	2
Parking	Door-Multi, Garage
# of Garages	2
Garages	Door-Multi, Garage
View	City Lights, Water, Canal
Waterfront	Canal Front
Pool	None
Security	Fire Detection System, Fire Rated Drywall, Smoke Detector(s), Carbon Monoxide Detector(s)

## Exterior

Exterior Features	Boat Slip, Dock
Lot Description	Front Yard, Landscaped, Lawn
Windows	Double Pane Windows, Jalousie, Skylight(s)

## Interior

Interior	Stone, Tile, Wood
Interior Features	Breakfast Area, Walk-In Closet(s)
Appliances	Barbecue, Microwave
Heating	Fireplace(s), Heat Pump, Zoned, Natural Gas
Fireplace	Yes
Fireplaces	Decorative, Gas, Living Room
# of Stories	3
Stories	Three Or More

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	January 31st, 2025
Days on Market	38
Zoning	LARW1
Short Sale	N
RE / Bank Owned	N

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