

# **\$1,795,000 - 583 Grand Boulevard, Venice**

MLS® #25494839

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**\$1,795,000**

3 Bedroom, 2.00 Bathroom, 1,443 sqft  
Residential on 0 Acres

N/A, Venice,

A fantastic & versatile opportunity in my favorite part of Venice! Live the ultimate Socal lifestyle or invest for passive income and coastal appreciation with this thoughtfully curated beach bungalow. Located just steps away from the heart of Abbot Kinney, this well situated property will have the ocean breeze wafting over your morning cup of coffee, whether you brewed it in the beautiful beadboard-clad kitchen or grabbed it on your morning stroll to Alfred. Here, daily errands feel a little more like vacation. And with a walk score of 95/100 plus the beaches just 4-5 blocks away, this spot offers a lifestyle possibility many people just dream of! You'll find dozens of inspiring places to work or meet up with friends for coffee/dining/cocktails/shopping/bakeries/yoga/galleries/groceries -- all just right outside your front door. You could pickup a smoothie at Erewhon and head to the Venice Library for a new book to take to Mother's Beach via Canals Duck Park, stopping at boutique neighborhood markets along the way. Or check out Windward Circle, the gourmet Gjusta Grocer, and the vintage shops as you head out to bike/skate/push a stroller down the Boardwalk or bury your feet in the sand. You can also stay home and enjoy the tranquility and ocean air inside the private sun-filled courtyard. When you enter the home, you walk through the Dutch front door, which helps bring the outside in, and you'll find irreplaceable details, old and new... stained



glass, large windows, stunning boat wood throughout, a fireplace, balcony, and a large garage (we're thinking former boat house!) that doubles as a studio space or bonus room with gorgeous antique arched windows that say "Old Venice." And with everything at your fingertips (even the Friday Farmers Market is just ONE block away) it's a perfect marriage of charmed living and versatile investment promise in this little piece of Venice History!

**\*Note\*** This property is not staged -- and all furniture and furnishings can become part off the sale, if desired, so you can just bring your suitcase and move in and/or continue the thriving Airbnb business day one, complete with current SuperHost status. P&Ls available upon request.

Built in 1923

### Essential Information

MLS® #	25494839
Price	\$1,795,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,443
Acres	0.05
Year Built	1923
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Anastasia Menayas-eddy
Listing Office	MAISONRE

### Community Information

Address	583 Grand Boulevard
Area	C11 - Venice
Subdivision	N/A
City	Venice

County	Los Angeles
Zip Code	90291

### Amenities

Parking Spaces	2
Parking	Door-Multi, Garage
# of Garages	2
Garages	Door-Multi, Garage
Pool	None

### Exterior

Roof	Composition
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### Interior

Interior	Wood
Interior Features	Walk-In Closet(s), Eat-in Kitchen, Furnished, Loft, Recessed Lighting, Separate/Formal Dining Room
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Dryer, Washer, Gas Oven, Oven
Heating	Fireplace(s)
Cooling	None
Fireplace	Yes
Fireplaces	Den
# of Stories	1
Stories	Two

### Additional Information

Date Listed	February 7th, 2025
Days on Market	11
Zoning	LARD1.5
Short Sale	N
RE / Bank Owned	N

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