

# **\$2,485,000 - 1223 Cabrillo Avenue, Venice**

MLS® #25499917

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**\$2,485,000**

3 Bedroom, 2.00 Bathroom, 1,872 sqft

Residential on 0 Acres

N/A, Venice,

The Historic Venice of America House - A Rare Opportunity - Step into history with this one-of-a-kind property on the National Registry of Historic Places and a Los Angeles Cultural Monument, The Venice of America House, located in the heart of the historic district of the lost canals of Venice. Situated just behind the iconic Abbott Kinney, this property offers unparalleled access to the best restaurants, bars, and boutiques that Venice is renowned for. The world-famous Venice Beach Boardwalk is only minutes away, putting the vibrant energy of the area right at your doorstep. The Venice of America House is a true gem, with a unique Craftsman interior that exudes charm and character. Enjoy a peaceful morning on the front patio with a cup of coffee, while soaking in the scenic surroundings of this historic district. The converted garage provides flexible space, currently serving as an office but easily adaptable to suit your personal needs whether you envision a guest suite, studio, or creative space. With three-car parking along the side of the house, convenience is key, offering you ample space for vehicles or potential expansion. Don't miss this rare opportunity to own a piece of Venice history, blending timeless craftsmanship with modern-day amenities. This is more than a home, it's a living piece of Venice's storied past.

Built in 1906



## Essential Information

MLS® #	25499917
Price	\$2,485,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,872
Acres	0.06
Year Built	1906
Type	Residential
Sub-Type	Single Family Residence
Style	Victorian
Status	Closed
Listing Agent	Christina Pope
Listing Office	Sotheby's International Realty

## Community Information

Address	1223 Cabrillo Avenue
Area	C11 - Venice
Subdivision	N/A
City	Venice
County	Los Angeles
Zip Code	90291

## Amenities

Parking Spaces	3
Parking	One Space
Garages	One Space
View	None
Pool	None
Security	Gated Community

## Exterior

Lot Description	Back Yard, Front Yard, Landscaped
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## Interior

Interior	Laminate, Wood
Interior Features	Separate/Formal Dining Room, Recessed Lighting, Breakfast Area, Ceiling

	Fan(s), Track Lighting, Workshop
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Dryer, Washer
Heating	Wall Furnace
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Two

### **Additional Information**

Date Listed	February 18th, 2025
Days on Market	41
Zoning	LARD1.5
Short Sale	N
RE / Bank Owned	N

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