

# \$13,500,000 - 1215 Appleton Way, Venice

MLS® #25522893

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## \$13,500,000

8 Bedroom, 11.00 Bathroom, 8,564 sqft  
Residential on 1 Acres

N/A, Venice,

A Once-in-a-Generation Compound Opportunity in the Heart of Venice. Welcome to 1215 & 1209 Appleton Way, a truly unprecedented offering in the coveted heart of Venice - two side-by-side estate-sized properties totaling nearly 22,000 square feet of land. Opportunities of this scale and privacy are exceedingly rare, especially ones that encompass not one, but two fully independent, beautifully appointed homes, each nestled on their own nearly 11,000 square foot lot. At 1215 Appleton Way, experience over 6,500 square feet of thoughtfully designed luxury. This designer-built main residence showcases the finest materials and craftsmanship throughout, offering 5 spacious bedrooms, 2 dedicated offices, a cozy den, and a fully equipped bar perfect for entertaining. The full basement is a rare find in Venice and features a 16-seat screening room, a private gym, and expansive storage. Step outdoors into a world of resort-style living: a large swimming pool with an integrated hot tub, a fully equipped outdoor kitchen, al fresco dining room, and an elegant outdoor living room with a fireplace surrounded by a mature olive grove. A sports court (with space for a pickleball court), an expansive lawn, and a charming guest house complete the compound-like ambiance, ideal for entertaining or a quiet retreat. Next door, 1209 Appleton Way offers a charming and incredibly private 2/3-bedroom, 2-bathroom home, shielded by towering 15-foot hedges. With two fireplaces, an oversized 2-car



garage, and warm, inviting interiors, this property is ideal as a guest residence, rental opportunity, or extended family compound. Together, these properties offer an extraordinary chance to own a true family estate, creative retreat, or generational investment, a sanctuary rarely available in this iconic beachside neighborhood. This is not just a home it's a legacy.

Built in 2016

**Essential Information**

MLS® #	25522893
Price	\$13,500,000
Bedrooms	8
Bathrooms	11.00
Full Baths	8
Half Baths	3
Square Footage	8,564
Acres	0.50
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Tracey Becker
Listing Office	Compass

**Community Information**

Address	1215 Appleton Way
Area	C11 - Venice
Subdivision	N/A
City	Venice
County	Los Angeles
Zip Code	90291

**Amenities**

Parking Spaces	2
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Parking	Door-Multi, Garage
# of Garages	2
Garages	Door-Multi, Garage
View	None
Has Pool	Yes
Pool	In Ground, Pool Cover
Security	Fire Sprinkler System

## Exterior

Lot Description	Back Yard, Lawn
Roof	Metal

## Interior

Interior	Wood
Interior Features	Wet Bar, Breakfast Bar, Separate/Formal Dining Room, Storage, Walk-In Closet(s), Smart Home
Appliances	Dishwasher, Gas Cooktop, Disposal, Gas Oven, Refrigerator, Range Hood, Dryer, Washer, Barbecue, Double Oven, Water Purifier
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room, Multi-Sided, Outside
# of Stories	2
Stories	Three Or More

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	28
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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