

# \$2,499,000 - 25 18th Avenue, Venice

MLS® #25524263

**\$2,499,000**

4 Bedroom, 4.00 Bathroom, 2,455 sqft

Residential on 0 Acres

N/A, Venice,

Offered fully furnished and just moments to the beach and iconic boardwalk, this enchanting coastal retreat is a duplex surrounded by lush, vibrant landscaping, embodying the essence of Venice's charm and easy way of life. Live in one space and rent out the other for passive income! The main living space features a contemporary fireplace, soaring vaulted ceilings, and a sunlit balcony perfect for savoring morning coffee or curling up with a favorite book. The bright, inviting kitchen is a chef's delight, complete with stainless-steel appliances, a breakfast bar, and seamless flow into the dining area. The serene primary suite has a marble fireplace, dual-sink vanity, glass-enclosed shower, and luxurious soaking tub, creating a spa-like haven. A true gem, the home also offers a versatile lower-level guest suite with its own private entrance and kitchenette, ideal for hosting out-of-town guests or generating additional income. Additional highlights include a sunroom on the lower level, ideal as an artist's studio, playroom, office, or flex living space, and a loft or optional fourth bedroom with direct access to a rooftop deck. Entertain with style, where breathtaking sunsets and ocean views serve as a backdrop for dining and lounging al-fresco. Secure gated entry. Be in the heart of Silicon Beach, next to NeueHouse, new chic health club Hume, Great White, Winston House, Hotel Irwin and many other delights in Windward Circle. Enjoy Abbot Kinney & Rose's trendy shops, boutiques, and



restaurants and all the best of Venice's social scene and community with the plethora of entertainment, art, and beachy recreation the area provides.

Built in 1986

## Essential Information

MLS® #	25524263
Price	\$2,499,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,455
Acres	0.06
Year Built	1986
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Sally Forster Jones
Listing Office	Compass

## Community Information

Address	25 18th Avenue
Area	C11 - Venice
Subdivision	N/A
City	Venice
County	Los Angeles
Zip Code	90291

## Amenities

Parking Spaces	3
Parking	Door-Multi, Garage
Garages	Door-Multi, Garage
View	City Lights, Ocean
Pool	None
Security	Gated Community

## Interior

Interior	Carpet, Wood
Interior Features	Loft
Appliances	Dishwasher, Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Primary Bedroom
Stories	Three Or More

## **Additional Information**

Date Listed	April 11th, 2025
Days on Market	46
Zoning	LARD1.5
Short Sale	N
RE / Bank Owned	N

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