

\$2,300,000 - 125 Breeze Avenue, Venice

MLS® #25526093

\$2,300,000

3 Bedroom, 2.00 Bathroom, 1,355 sqft

Residential on 0 Acres

N/A, Venice,

Tucked on a coveted Venice walk street just one block from the ocean, 125 Breeze Avenue blends original Craftsman charm with a bold architectural vision. Reimagined by the award-winning Spatial Affairs Bureau, this 3-bedroom, 2-bath home celebrates design, light, and laid-back luxury. The home preserves its early 1900s soul while extending to the edge of its footprint intentionally avoiding the boxy, modernist additions common in the neighborhood. Instead, a sculptural second-story primary suite was added, featuring built-in storage, vaulted ceilings, and a private balcony with views over the alley. The exterior design includes a striking floating facade with Douglas Fir relief motifs and painted cedar shingles, offering a unique architectural nod to Venice's diverse style language. Inside, natural light pours in through custom skylights, while updated trim details echo traditional Craftsman proportions with a clean, recessed twist. The open kitchen features a vintage O'Keefe and Merritt stove, center island, and a bright, seamless flow into living and dining spaces. The landscaped front yard has been transformed into a contemporary garden oasis perfect for entertaining or enjoying those iconic Venice sunsets. The crawlspace is 5'6" high and 995 sqft., offering an enormous amount of storage and accessibility. There's also private parking for two cars beneath the rear balcony. Live just moments from Abbot Kinney's boutique shopping, world-class restaurants, the 2025



Top Magnet School of Excellence Westminster Elementary, Gold's Gym, and of course some of the best surf breaks on the Westside. Whether you're an early riser catching waves or just soaking in the beach lifestyle, this is Venice at its finest.

Built in 1912

Essential Information

MLS® #	25526093
Price	\$2,300,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,355
Acres	0.05
Year Built	1912
Type	Residential
Sub-Type	Single Family Residence
Style	Craftsman
Status	Closed
Listing Agent	Alec Petitte
Listing Office	The Beverly Hills Estates

Community Information

Address	125 Breeze Avenue
Area	C11 - Venice
Subdivision	N/A
City	Venice
County	Los Angeles
Zip Code	90291

Amenities

Parking Spaces	2
Parking	Carport
Garages	Carport
Pool	None
Security	Smoke Detector(s)

Exterior

Exterior Features	Fire Pit
Windows	Custom Covering(s)

Interior

Interior	Wood
Interior Features	Eat-in Kitchen, Attic
Appliances	Dishwasher, Refrigerator, Vented Exhaust Fan, Dryer, Washer, Range
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Stories	2
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	April 28th, 2025
Days on Market	25
Zoning	LARD1.5
Short Sale	N
RE / Bank Owned	N

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