

# \$3,185,000 - 219 Howland Canal, Venice

MLS® #25535957

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## \$3,185,000

3 Bedroom, 3.00 Bathroom, 2,354 sqft  
Residential on 0 Acres

N/A, Venice,

Live exceptionally on the historic Venice Canals. Howland Canal is one of the most desirable island canals, and this property faces South, which means peaceful sun filled mornings sitting on the large Deck of this lovely home sipping your coffee/latte. A two-story traditional home with 3-bedrooms and 3 baths. Entering this open floor plan you notice the exposed reclaimed wood beams that adorn the entire downstairs ceilings. The gourmet kitchen is well appointed with high-end appliances including a Wolf double oven, 6-burner stove, and a built-in wine cooler that will make all chefs' feel welcome. Accordion sliders open to the canal to create an inviting indoor/outdoor experience from the living area to the patio. The built-in fire pit. Step upstairs and be greeted by an ample sitting room that leads to the three spacious bedrooms. The master suite's floor-to-ceiling windows open up to your private balcony that is perfect for enjoying amazing canal views, the tongue and groove A-frame wood ceilings drape the master bedroom adding esthetic old world charm. 2-Car garage with ability to park 2 additional cars behind each garage spot.



Built in 1977

## Essential Information

MLS® #	25535957
Price	\$3,185,000

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,354
Acres	0.07
Year Built	1977
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Closed
Listing Agent	Assaf Raz
Listing Office	Dogtown Realty

### **Community Information**

Address	219 Howland Canal
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
View	Canal
Pool	None

### **Interior**

Interior	Wood
Interior Features	Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Dryer, Washer
Heating	Central
Fireplace	Yes
Fireplaces	Living Room
# of Stories	2
Stories	Multi/Split

## Additional Information

Date Listed	May 11th, 2025
Days on Market	51
Zoning	LARW1
Short Sale	N
RE / Bank Owned	N

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