

# \$2,250,000 - 1774 Washington Way, Venice

MLS® #25538223

**\$2,250,000**

4 Bedroom, 3.00 Bathroom, 2,020 sqft

Residential on 0 Acres

N/A, Venice,

Just one block from Abbot Kinney and the Venice Canals, this fully reimagined Mediterranean is the definition of laid-back luxury. Just freshly painted outside, and recently renovated, the 3-bedroom, 2-bath home was designed for effortless coastal living with plenty of style. With a bonus one-bedroom, one-bathroom guest house. Step through the private gates into a bright, breezy floor plan that feels made for Venice life, whether you're hosting friends or kicking back solo. The skylit kitchen is the heart of the home, featuring Fisher & Paykel appliances, dual ovens, a wine fridge, dual sinks, and a classic AGA range, basically everything you need for dinner parties or weekend brunches. Natural light fills the living spaces, with cozy window seats flanking a fireplace, creating perfect spots for reading, lounging, or catching up over coffee. The oversized primary suite is its retreat, with French doors opening to the garden, a spa-like bath with soaking tub, and a walk-in closet big enough for a proper Venice wardrobe. Outdoor spaces are made for chill vibes: a lush front yard and breezy porch for friendly cocktails, plus a private backyard deck that's ideal for sunset hangs. A separate skylit guest house adds bonus flexibility, perfect as an office, art studio, or guest hideaway. And the location? It doesn't get better. Just steps to the beach, Erehwon, Marina del Rey, and all the shops, cafes, and dining on Abbot Kinney. This is Venice living at its best, easy, stylish, and a little bit iconic.



Built in 1923

## Essential Information

MLS® #	25538223
Price	\$2,250,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Square Footage	2,020
Acres	0.10
Year Built	1923
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Monet Berger
Listing Office	Compass

## Community Information

Address	1774 Washington Way
Area	C11 - Venice
Subdivision	N/A
City	Venice
County	Los Angeles
Zip Code	90291

## Amenities

Parking	Gated
Garages	Gated
View	None
Pool	None

## Interior

Interior	Wood
Interior Features	Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room

Stories One

## Additional Information

Date Listed May 15th, 2025

Days on Market 142

Zoning LARD1.5

Short Sale N

RE / Bank Owned N

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