

\$2,399,500 - 2914 Grayson Avenue, Venice

MLS® #25543343

\$2,399,500

2 Bedroom, 2.00 Bathroom, 1,726 sqft
Residential on 0 Acres

N/A, Venice,

**Beautiful 2-Story Home in Prime Venice

Location** Located in one of Venice's most desirable areas, this traditional-style home is just minutes from the Historic Venice Canals, Abbot Kinney Blvd., the marina, and only five blocks from the beach. This charming home offers 2 bedrooms, 2 bathrooms, a spacious family room, and Architectural plans for a 1,079 sq. ft. ADU. The upstairs primary bedroom features vaulted ceilings, recessed lighting, a massive walk-in closet, a remodeled en-suite bathroom with dual sinks, and a large steam shower. Two oversized balconies one at the front and one at the rear provide ample outdoor relaxation space. The kitchen is equipped with granite countertops, stainless steel appliances, a high-end electric stove, and a breakfast bar, with a dining area conveniently located nearby. The living room boasts a cozy fireplace, while the expansive family room features French doors that open to a large deck and a sprawling backyard perfect for entertaining. Additional highlights include hardwood floors throughout, central heating, recessed lighting, a detached one-car garage, a long driveway with an electric gate, and solar panels for added energy savings. The sale includes approved plans and permits for the ADU, providing an incredible opportunity for additional living space or rental income. Situated on one of Venice's best streets with exceptional walkability, this property is a rare find. A trust sale sold in "as-is" condition, this well-maintained and updated home is ready for



its next chapter. Don't miss the chance to own this gem in the heart of Venice!

Built in 1948

Essential Information

MLS® #	25543343
Price	\$2,399,500
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Square Footage	1,726
Acres	0.12
Year Built	1948
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Terry Ballentine
Listing Office	Estate Properties

Community Information

Address	2914 Grayson Avenue
Area	C11 - Venice
Subdivision	N/A
City	Venice
County	Los Angeles
Zip Code	90291

Amenities

Parking Spaces	2
Parking	Concrete, Garage, Door-Single
# of Garages	1
Garages	Concrete, Garage, Door-Single
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

Exterior

Exterior	Stucco
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Lot Description	Back Yard, Rectangular Lot
Windows	Double Pane Windows
Roof	Composition, Shingle
Construction	Stucco

Interior

Interior	Tile, Wood
Interior Features	Ceiling Fan(s), Separate/Formal Dining Room, High Ceilings, Cathedral Ceiling(s)
Appliances	Dishwasher, Electric Oven, Disposal, Microwave, Refrigerator, Electric Cooktop, Range, Range Hood
Heating	Central, Electric
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Gas
# of Stories	2
Stories	Two

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	May 1st, 2025
Days on Market	70
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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