

# \$2,100,000 - 803 Boccaccio, Venice

MLS® #25567047

**\$2,100,000**

3 Bedroom, 3.00 Bathroom, 1,741 sqft

Residential on 0 Acres

N/A, Venice,

Set back on a quiet corner lot in one of the most desirable pockets of Venice, two distinct homes stand side by side, each with its own character, charm, and each completely private. The first is a 1,309 SF 2 BR + 2 BA home that perfectly captures the effortless cool of Venice, where architectural design and coastal charm converge. As soon as you step inside, the soaring vaulted ceilings with clerestory windows invite the sky in, and subtly infuse the space with natural light. The airy ambiance is matched by warm materials throughout: light oak as well as cork flooring, whitewashed walls, and slate tiled countertops. The open floor plan effortlessly connects the living room, cozy reading or TV nook, dining area, and kitchen anchored by a beautifully curved counter creating a seamless flow ideal for both quiet evenings and effortless entertaining. 8 foot glass doors lead you to outdoor decks and patio areas, blurring the lines between indoor and outdoor living. Each of the two spacious bedrooms is its own retreat: the ensuite offers access to a private outdoor area, while the second opens out to its own deck. Every space in the home feels both expansive and intimate, and its overall thoughtful design emphasizes the connection to both the outdoors and Venice's laid-back, artistic style. The second home, a 432-square-foot Traditional, exudes warmth as soon as you walk through the gate into a charming enclosed front yard. Inside, a cozy yet open living and dining area flows into the kitchen,



and the single bedroom, basking in soft light, offers comfort and calm. The 2 BR home is vacant with a recent market rent of \$6,800, while the 1 BR is tenant occupied at \$3,500 per month, making this not only a unique living opportunity, but a smart investment as well. Two homes, one lot, endless possibilities: live in one, rent the other; share with family; or enjoy as a peaceful, income-producing Venice mini-compound.

Built in 1942

## Essential Information

MLS® #	25567047
Price	\$2,100,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Square Footage	1,741
Acres	0.09
Year Built	1942
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Alexandra Kerr
Listing Office	Compass

## Community Information

Address	803 Boccaccio
Area	C11 - Venice
Subdivision	N/A
City	Venice
County	Los Angeles
Zip Code	90291

## Amenities

Parking Spaces	1
Parking	One Space

Garages	One Space
View	Courtyard
Pool	None

## **Interior**

Interior	Wood
Appliances	Dryer, Washer, Dishwasher, Refrigerator
Heating	Central
Fireplace	Yes
Fireplaces	Gas
Stories	One

## **Additional Information**

Date Listed	July 18th, 2025
Days on Market	85
Zoning	LAR3
Short Sale	N
RE / Bank Owned	N

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