

# \$3,150,000 - 1209 Appleton Way, Venice

MLS® #25574599

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## \$3,150,000

3 Bedroom, 3.00 Bathroom, 1,957 sqft  
Residential on 0 Acres

N/A, Venice,

Absolutely charming, completely renovated 3-bedroom / 2 bath single-story home with a grassy backyard in one of the sweetest pockets of Venice! Sitting on one of the coveted East of Lincoln big lots, this property offers rare space, flexibility, and privacy. In addition to the main home, there's a beautifully finished permitted ADU, a 1-bedroom / 1 bath unit with its own mini-split system for heating and cooling, perfect for guests, rental income, or a home office. A large two-car garage offers excellent storage or potential for studio space, and there's ample additional driveway parking, a rare Venice bonus. Tucked between Penmar and Walgrove on the north side of the street beneath a giant elm tree, this quiet location is close to everything. Penmar Park (and the beloved neighborhood hangout "The Penmar" restaurant) is just around the corner, and it's a quick bike ride to the beach. Hosting friends for a backyard barbecue is easy with plenty of off-street parking. Two fireplaces add warmth and character to this East of Lincoln gem a true blend of comfort, style, and convenience. "Convertible" third bedroom does not have a window, but does have a closet.



Built in 1947

## Essential Information

MLS® #	25574599
Price	\$3,150,000

Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,957
Acres	0.25
Year Built	1947
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed
Listing Agent	Tracey Becker
Listing Office	Compass

### **Community Information**

Address	1209 Appleton Way
Area	C11 - Venice
Subdivision	N/A
City	Venice
County	Los Angeles
Zip Code	90291

### **Amenities**

Parking Spaces	4
Parking	Door-Multi, Driveway, Garage
# of Garages	2
Garages	Door-Multi, Driveway, Garage
View	None
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s)

### **Exterior**

Lot Description	Back Yard, Lawn, Landscaped
Windows	Blinds, Double Pane Windows

### **Interior**

Interior	Tile, Wood
Interior Features	Crown Molding, Separate/Formal Dining Room, Recessed Lighting
Appliances	Double Oven, Dishwasher, Gas Cooktop, Disposal, Oven, Refrigerator, Range Hood

Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas, Living Room
# of Stories	1
Stories	One

### **School Information**

District	Los Angeles Unified
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### **Additional Information**

Date Listed	November 10th, 2025
Days on Market	32
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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