

\$3,495,000 - 33 Breeze Avenue, Venice

MLS® #25612847

\$3,495,000

6 Bedroom, 4.00 Bathroom, 3,330 sqft
Residential on 0 Acres

N/A, Venice,

Set on a coveted Venice walk-street just moments from the sand, this timeless Craftsman-style home split into upper and lower residences captures the essence of California coastal living. Behind a lushly landscaped front yard and charming brick patio, the home welcomes you up to a breezy, heated front porch. Inside, old-growth Douglas Fir hardwood floors, artisan millwork, vintage stained glass, and bespoke built-ins exude character and craftsmanship throughout. The main-level residence unfolds into a spacious living area anchored by a brick fireplace and a luminous sunroom ideal for morning coffee or afternoon reading. The remodeled chef's kitchen pairs classic design with modern luxury--Dolce Vita Bianco quartzite countertops, custom cabinetry, an apron sink, and premium Sub-Zero and Wolf appliances--all open to an elegant dining room with an original built-in sideboard. The serene primary suite boasts generous closet space and a spa-inspired ensuite bath with luxurious heated floors, a dual vanity, and a separate shower and soaking tub lined with Green Lappia granite. Two additional bedrooms, one featuring a Murphy bed and another that would make a great office, offer flexibility to suit any lifestyle. With its own private entrance, the upper-level residence features a light-filled layout with White Oak floors, an expansive living room, sunlit dining area, dedicated office, and a fully outfitted kitchen. A private deck invites indoor-outdoor living, while three



bedrooms, including a spacious primary suite with a walk-in closet, and two beautifully remodeled bathrooms with marble countertops and custom tile complete the space. The property is equipped with whole-house water filtration, an owned solar system with a Tesla battery, a washer/dryer in each unit, 220v exterior plug for EV charging, and four side-by-side parking spaces--a rare luxury in this premier beachside enclave. Supremely positioned moments from the very best of Venice, this exceptional property is less than a block from the beach, boardwalk, and iconic skatepark, and just minutes from acclaimed restaurants and the vibrant energy of Abbot Kinney, Rose Avenue, and Main Street in south Santa Monica. This remarkable home embodies California coastal living at its finest.

Built in 1912

Essential Information

MLS® #	25612847
Price	\$3,495,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	3,330
Acres	0.07
Year Built	1912
Type	Residential
Sub-Type	Single Family Residence
Style	Craftsman
Status	Closed
Listing Agent	David Berg
Listing Office	Compass

Community Information

Address	33 Breeze Avenue
Area	C11 - Venice

Subdivision	N/A
City	Venice
County	Los Angeles
Zip Code	90291

Amenities

Parking Spaces	4
Parking	Driveway, RV Access/Parking, Side By Side, Storage
Garages	Driveway, RV Access/Parking, Side By Side, Storage
View	City Lights, Ocean
Waterfront	Beach Access
Pool	None
Security	Gated Community, Key Card Entry

Exterior

Lot Description	Front Yard, Landscaped, Yard
Windows	Skylight(s), Stained Glass

Interior

Interior	Tile, Wood
Interior Features	Beamed Ceilings, Chair Rail, Crown Molding, Jack and Jill Bath, Living Room Deck Attached, Paneling/Wainscoting, Recessed Lighting, Separate/Formal Dining Room, Walk-In Closet(s)
Appliances	Refrigerator, Built-In, Dishwasher, Disposal, Dryer, Oven, Range, Range Hood, Washer
Heating	Central
Fireplace	Yes
Fireplaces	Electric, Living Room
# of Stories	2
Stories	Two

Additional Information

Date Listed	October 31st, 2025
Days on Market	58
Zoning	LARD1.5
Short Sale	N
RE / Bank Owned	N

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