

# **\$1,995,000 - 405 Howland Canal, Venice**

MLS® #SB25081494

**\$1,995,000**

4 Bedroom, 3.00 Bathroom, 1,854 sqft

Residential on 0 Acres

N/A, Venice,

Don't miss this extraordinary chance to build, restore, or reimagine a piece of coastal history on one of the most coveted stretches of the Venice Canals. Perfectly located east of Dell Avenue in the heart of the enchanting Howland Canal, this rare 1921 beach cottage offers the ultimate blend of historic charm and potential for modern coastal living.

Zoned LARW1, the property features a top and bottom unit, 2 bedroom, 1 bath upper unit and 2 bedrooms 1.5 bath bottom unit.

Step inside to find original hardwood floors, smooth ceilings, charming kitchens, full bathrooms, and timeless details throughout. Enjoy the charming front porch, a wonderful yard and patio, and the peaceful atmosphere that defines canal life.

Surrounded by sparkling water views and lush landscaping, the home sits on narrow pedestrian pathways that wind through this vibrant and architecturally rich neighborhood. Fully embrace the waterfront lifestyle—kayak, paddle, or simply soak in the tranquility.

Just a short walk from iconic Abbot Kinney, the Venice Boardwalk, top restaurants, unique shopping, and the golden sands of one of California's best beaches. Whether you're looking to restore a piece of Venice history or build your dream home, opportunities like this don't come around often. Bring your imagination to this property



won't last long!

Built in 1921

## Essential Information

MLS® #	SB25081494
Price	\$1,995,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,854
Acres	0.07
Year Built	1921
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Alejandro Abad
Listing Office	Tower-60

## Community Information

Address	405 Howland Canal
Area	C11 - Venice
Subdivision	N/A
City	Venice
County	Los Angeles
Zip Code	90291

## Amenities

Parking	None
Garages	None
View	Courtyard, Neighborhood, Canal, Water
Pool	None

## Exterior

Lot Description	Front Yard, Yard
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## Interior

Cooling	None
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Fireplaces	None
# of Stories	2
Stories	Two

## School Information

District	Santa Monica-Malibu Unified
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## Additional Information

Date Listed	April 14th, 2025
Days on Market	39
Zoning	LARW1
Short Sale	N
RE / Bank Owned	N

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