

# \$2,500,000 - 1325 Appleton Way, Venice

MLS® #SR23195984

## \$2,500,000

5 Bedroom, 2.00 Bathroom, 1,888 sqft  
Residential on 0 Acres

N/A, Venice, CA

Amazing opportunity to develop in a prime, Venice neighborhood! Rare, double, (street-to-street) lot with two separate houses, this property offers a myriad of possibilities to fix and save as a potential income property or as a home with the possibility of additional income. Situated in the highly desirable area of Durley Park with an extraordinary lot of 10,902 sq ft lot (63 wide and 174 deep). The front house offers formal living and dining areas with 3 sizable bedrooms and a full hall bath. The back house includes a front living area, 2 good-sized bedrooms, and a full, Jack & Jill bath. Both houses have dedicated laundry facilities and associated detached garages, 2-car for the front house and 1-car for the back house with access off the alley. The nearly 11,000 sq ft lot provides ample space for both houses to have plenty of distance for privacy or improvement of the yard. Located in the heart of Silicon Beach, within minutes of Culver City, Marina Del Rey, and Santa Monica, the house is situated minutes from Abbot Kinney Blvd. and the beach, in close proximity to fantastic dining, shopping, entertainment, and recreation! Easy distance from both Venice and Lincoln Boulevards as well as the major transportation corridors of the 405 and 10 freeways to facilitate getting where you need to go. Dont miss this opportunity to own property in one of the most iconic and desirable cities in LA!

Built in 1951



**Additional Information**

City	Venice
County	Los Angeles
Zip	90291
MLS® #	SR23195984
Bedrooms	5
Bathrooms	2
Square Ft	1,888
Lot Size	0.25
Neighborhood	VENICE (90291)
Garages	3

**Listing Details**

Provided By:           Equity Union

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