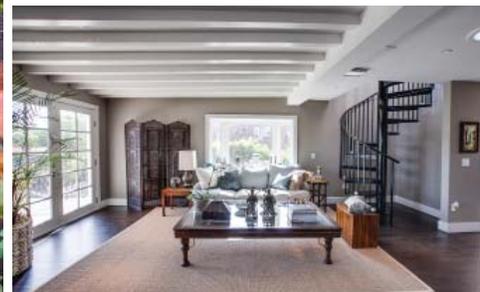
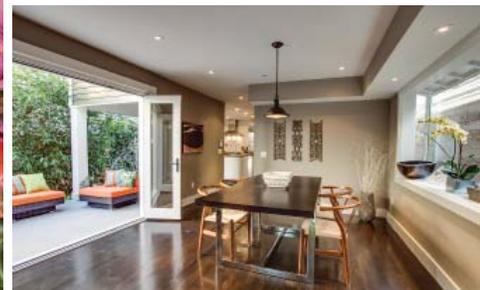


ABBOT KINNEY, VENICE



1210 CABRILLO AVENUE

Completed in 2012, this modern craftsman in Venice's Windward Circle neighborhood is just behind Abbot Kinney. Enter into a completely gated and private garden & deck leading you to the front door or folding patio doors off of the living room and open floor-plan main level. This house now boasts clean lines, dark oak hardwood floors, front entry camera and whole house sound & security systems. The gourmet kitchen features Ceserstone counters and built in Thermador ProSeries appliances which along with the dining room each open out through folding doors to a 2nd patio. The second level has 3 bedrooms and main bath including the master suite with a fireplace, balcony, large walk-in closet & spa-like bathroom. The 3rd level consists of a large open space with full bath and can be used as a family room, studio or 4th bedroom. A spiral staircase leads to a roof top deck. Private 2 car garage with direct entry and additional gated off street space.

OFFERED AT \$2,989,000

3 bed + 3.5 bath

Craftsman

Living: 2,357 SF*

Lot Size: 2,701 SF



MICHAEL ROZALES
michael@rcg-la.com
213.840.9080

KIM FINESTONE
kim@rcg-la.com
310.770.3892

*Square footage per building plans.
Buyer to satisfy themselves of correct
square footage and all permits

Agent does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals. CalBRE #01425795, #01263956

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