



UNIQUE HOMES

SoCal Meets NYC in Cool Venice Town Home Listed For \$2.85M

By [Claudine Zap](#) February 12, 2016



What do you get when New York developer **Lewis Futterman** and [Venice, CA](#) architect **Robert Thibodeau** team up? This [stunning building](#), which combines Southern California modernism with an urban edge. The 3,100-square-foot town home, finished in 2015, is currently on the market for \$2,845,000.

The tri-level, four-bedroom, 3.5 bath residence took around two years to build, and is inspired by a Tribeca-style loft, according to listing agent [Tami Pardee](#). The home [next door](#), built by the same duo, is also for sale, for \$2.66 million.

“All the projects, even though they bear my stamp, they’re always a collaboration,” Thibodeau says. He notes that Futterman “wanted to bring his New York living style to Venice.”

That’s evident, according to the architect, in some of the layout decisions. For example, unlike a typical California modern home, which tends to have the open living space on the ground floor, this plan is flipped, with some bedrooms and living space on the first level and the great room and kitchen one level up.



For Pardee, the layout of the living space is a plus, because it's *huuuuge*. "It's really about the great room," she says. "I like that there's an entertainer's dream kitchen. It's like a commercial kitchen. It's so big."

Chef's kitchen



She's not kidding. The cooking area includes four ovens, an over-sized island, and a stove with an indoor grill, according to the listing. In addition to the island, there's also plenty of room for a formal dining area and a living area. Of course there is: The second floor features 14-foot high ceilings and an open living space that spans over 1,300 square feet.

"It's nice to have open space," Pardee says. "I love the volume and the light in the house."

The master suite takes up the entire third level, and accesses a roof deck with a fire pit and built-in seating.

The ground level



The interior gives off a bit of an industrial vibe, with a mix of reclaimed wood, polished concrete, and tile. The designer warmed up the living space and the exterior cladding with weathered redwood.

“I like to soften my buildings,” Thibodeau says. “My sort of form of contemporary modernism is that I like to use a lot of natural materials, and materials that sort of recede a little bit.”

His choice for redwood siding, he explains, helps the new structure on its 5,200-square-foot lot blend in. “I think the building could have felt very giant, and that’s one way that it feels more pleasant. Not just for the people who are going to buy it, but for the neighbors. I think it’s something that will weather well.”

Roof deck



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