



Ultramod 'Californication' House Goes for \$14.6M in a Surprise Sale

By Lisa Johnson Mandell



David Duchovny would be proud. The house made famous by "Californication," the cable-television show in which he starred from 2007 to 2014, was just sold for an eye-popping \$14.6 million. And although public records show it was on the market for just three days, the buyer was actually ready to sign a contract before Venice, CA, architect David Hertz even considered selling it.

The house had been a Venice icon long before it was featured in the Showtime series. Hertz designed it in 1995 and it became an instant landmark, setting the bar for the modern, sustainable design for which Venice is renowned

In addition to solar-thermal systems and natural ventilation, Hertz used a building material he invented, called Syndecrete Surfaces, for the countertops, sinks, and floor tiles. He also used recycled and sustainable wood, and engineered expansive glass walls, doors, and windows to allow indoor and outdoor spaces to merge seamlessly. The home's overall style has been described as a melange of Balinese, Craftsman, and modern.

Hertz had no plans to sell the house, which was his home base, according to listing agent Justin Alexander of Halton Pardee + Partners. But then colleague Nick Valencia, who heads a real estate investment group developing Hertz-inspired sustainable residences, also in Venice, came to the house for a meeting.

Valencia valued the home not only as a place to live, but also as a work of art that would be impossible to duplicate, and made the \$14.6 million offer. It's the highest price ever paid for a home in Venice, where the median listing is a healthy \$2.27 million. Anjelica Huston's warehouse dwelling compound previously held the record, selling for \$11.15 million.

So after living in the area's most cutting-edge home for over 20 years, what's a visionary designer to do? Hertz's vision for his own residential future has yet to be revealed, but "he's not going anywhere," Alexander says. His business will still be based in Venice, and we can't wait to see what he dreams up next.