

Los Angeles Times

Los Angeles Times
Hot Property
Celebrity & Luxury Homes

Home of the Week: Venice contemporary makes good use of vertical space

By NEAL J. LEITEREG

MAR 03, 2018



The multistory house, built in 2007, is 3,154 square feet on a 2,250-square-foot lot. (Brandon Arant)

Set behind a walled courtyard, this contemporary-style home in Venice takes its living space vertical with a three-story floor plan that is about 1,000 square feet larger than the lot on which it sits.

A custom music studio and media room is lofted over the main living spaces and reached by a floating glass-and-steel staircase. There are 360-degree views from the rooftop deck, which is set up for entertaining with a built-in barbecue and bench seating.

The details

Location: 417 Venice Way, Venice, 90291

Asking price: \$3.195 million

Year built: 2007

House size: 3,154 square feet, four bedrooms, 3.5 bathrooms



The house features a courtyard entry, a lofted studio/media room and rooftop deck. (Brandon Arant)

Lot size: 2,250 square feet

Features: Gated courtyard; double-height ceilings; bi-folding doors; living room with fireplace feature; chef's kitchen with center island; custom studio/media room; master suite with custom closet and balcony; rooftop deck; whole-house water filtration system; Sonos sound system

About the area: In the 90291 ZIP Code, based on 10 sales, the median sales price for single-family homes in January was \$1.9 million, according to CoreLogic. That was a 24.7% increase in median price year over year.

Agents: Tami Pardee and Jonathan Pearson, Halton Pardee + Partners, (310) 907-6517

<http://www.latimes.com/business/realestate/hot-property/la-fi-hp-home-20180303-story.html>