



HALTON PARDEE + PARTNERS, INC.

#1 Sales Team in Los Angeles, #2 Team in California

Phone: 310.907.6517

www.haltonpardee.com

543 Broadway St
Venice, CA 90291

4
Beds

Baths 2.00
(1F 0T 1H 0Q)

1,984/AS
Sqft

Single Family
LP \$5,950,000

Active



Expected on Market	
Area	11 Venice
Subdivision	
List Price Per Sqft	\$2,998.99
Lot Size	15,608/AS
HOA Fee 1 & 2	
MLS#	20-664806
APN	4239-011-047

Directions: West of Lincoln, East of Abbot Kinney, South of Rose, North of California -Just Off Abbot Kinney!

Remarks: Incredible Triple Lot 15,000 sqft compound West of Lincoln! One of the rarest opportunities in Venice, this fully renovated Victorian masterpiece is named "La Grenouille Bleue" for its unique charm and its beautiful blue hue. //About this home: Truly the hidden gem of Venice, this sprawling compound offers you a renovated 1,900+ sqft home blending old world charm with modern touches, a 10,000-gallon Koi pond, and gazebo with a Jacuzzi. A fantastic stand-alone 2-story 1,800 sqft barn, perfect for your studio, home office, creative workshop, storage and more the ultimate retreat! //We love: Feeling like you have escaped the city while being in the midst of it all, "La Grenouille Bleue" is a stone's throw from Abbot Kinney, critically acclaimed restaurants, shops, and the Beach. //You'll love: Enjoying cozy nights by the fireplace in the winter or dining alfresco in the summertime. Meditate to the frogs singing in the fall or stimulate your senses with the flowers in bloom in the spring

Agent Remarks: Property states on title that there are 2 bedrooms. At property there are 2 formal bedrooms, the other 2 rooms do not have closet's -- Buyer to verify! Property is listed on Survey LA as a historical contributor, verify what can be done. Buyer to review all permits! Fireplaces are considered decorative; therefore, seller will not provide any repairs or credits Broker/Agent does not guarantee accuracy of square footage, lot size, zoning, rent control, permits, use code, schools and/or other information concerning the conditions or features of the property provided by the seller or obtained from public records or other sources. The buyer is advised to independently verify the accuracy of all information through with appropriate professionals.

Showing Remarks: 3D Tour Available! FOR ALL SHOWING REQUESTS - EMAIL: TEAMTAMI@HALTONPARDEE.COM for 24 to 48 hour notice!

Community/Development		Structure Info		Contract Info		DOM 6
Tax Mello Roos		Year Built/Source	1908/Assessor	List Date	12-02-2020	
Complex/Assoc Name		Stories	2	List Price	\$5,950,000	
Complex/Assoc Phone		Attached/Detached	Detached	Orig List Price	\$5,950,000	
Assoc Amenities		Guest House	None	Status Date	12-02-2020	
Assoc Fees Include		PUD		Change Date/Type	12-02-2020/New Listing	
Assoc Pet Rules		Sewer	In Street	Sale Type	Standard	
Community Features		Style	Victorian	CSO	2.5%	
Rental Restrictions		View	Pond	Listing Type	Exclusive Right	
Short Term Rentals		Security	Automatic Gate	Disclosure	As Is, Coastal Commission Restrictions, Coastal Zone, Historical, Listing Broker Advantage, Property Report	
Short Term Rental Duration		Dir Faces	Faces South	Avail for Lease	No	
Builders Tract Code		Prop Condition	Updated/Remodeled	Lease Option	No	
Builders Model Code		Entry Floor #		Financing	Cash, Cash To New Loan	
Builders Model Name		Maid's		Possession	Close Of Escrow	
Builders Name		Prop Subtype		Scope Of Service	Full Service	
Mgmt. Co. Name				Buyer's Agent Comm	Yes	
Mgmt. Co. Phone				LBA	Yes	
Oth. Mgmt. Co. Name						
Oth. Mgmt. Co. Phone						

Land/Lot Info	
Zoning	LARD1.5
Land Type	
Land Lease Purchase	No
Horse Property	No
Lot Acreage	0.358
Special Zone	Coastal Commission, Property Report
Addl Parcel	No
Lot Dimen	
Lot Descr.	Automatic Gate, Fenced Yard, Fenced, Yard, Front Yard
Lot Location	Alley Access

Parking Details	
Parking Type	Driveway, Driveway Gate, Uncovered, Private Garage, Private
Total Spaces	6
Covered Spaces	0
Uncovered Spaces	6
Garage Spaces	
Carport Spaces	
Remote Controls	

Sale/Sold Info	
Contract Date	
Sold Date	
Sold Price	
Sold Price/SqFt	
Sale Terms	
SP/LP	

➡ Exterior Features	
Pool	No / Room For
Spa	Above Ground, Heated with Gas, Private
Tennis/Courts	
Roofing	
Fence	Wood
Sprinklers	
Patio Features	Patio Open, Deck(s), Porch - Front, Rock/Stone
Entry Location	Ground Level w/steps
Exterior Constr	
Foundation Details	
Other Struc Feat	Koi Pond, French Doors
Other Structures	Barn
RV Access Dimen	
Windows	
Water Heater Feat	
Laundry	On Upper Level

📍 Location	
Cross Streets	
Alt St. Name	
County	Los Angeles
Country	UNITED STATES OF AMERICA
Map	
School District	
Elementary	LAUSD
Junior HS	LAUSD
Senior HS	LAUSD
Waterfront	None
Water District	

Showing Info	
Lockbox Location	
Lockbox Type	
Occupant Type	
Gate Code	

NOTICE: Due to COVID-19, DOM was frozen and not recorded in the history from March 15, 2020 to July 5, 2020. Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. The property may have video/surveillance devices. VESTAPLUS™ Copyright © 2020 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Tamra (Tami) Pardee CALDRE# 01421451

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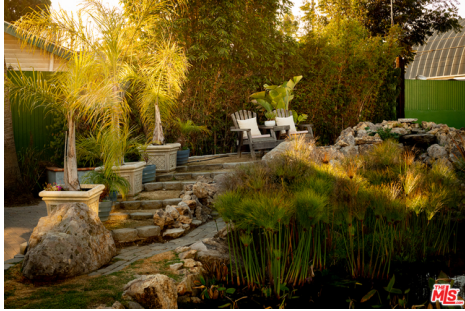
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