

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





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

Single Family

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-alore 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 sprin

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/Developm	ent
Tax Mello Roos	
Complex/Assoc Name	
Complex/Assoc Phone	
Assoc Amenities	
Assoc Fees Include	
Assoc Pet Rules	
Community Features	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	
Builders Tract Code	
Builders Model Code	
Builders Model Name	
Builders Name	
Mgmt. Co. Name	
Mgmt. Co. Phone	
Oth. Mgmt. Co. Name	
Oth. Mgmt. Co. Phone	

Structure Info	
Year Built/Source	1908/Assessor
Stories	2
Attached/Detached	Detached
Guest House	None
PUD	
Sewer	In Street
Style	Victorian
View	Pond
Security	Automatic Gate
Dir Faces	Faces South
Prop Condition	Updated/Remodeled
Entry Floor #	
Maid's	
Prop Subtype	

E.COM for 24 to 48 hour notice!		
♣ Contract Info	DOM 6	
List Date	12-02-2020	
List Price	\$5,950,000	
Orig List Price	\$5,950,000	
Status Date	12-02-2020	
Change Date/Type	12-02-2020/New Listing	
Sale Type	Standard	
CSO	2.5%	
Listing Type	Exclusive Right	
Disclosure	As Is, Coastal Commission Restrictions, Coastal Zone, Historical, Listing Broker Advantage, Property Report	
Avail for Lease	No	
Lease Option	No	
Financing	Cash, Cash To New Loan	
Possession	Close Of Escrow	
Scope Of Service	Full Service	
Buyer's Agent Comm	Yes	
LBA	Yes	

♦ 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

A 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	

◆ Interior Features	
# Fireplaces/Details	1/Living Room, Gas
Furnished	Unfurnished
AC/Cooling	Air Conditioning, Ceiling Fan
Heating	Wall
Flooring	Hardwood, Tile
Equip/Appl	Dishwasher, Ceiling Fan, Freezer, Gas Or Electric Dryer Hookup, Microwave, Range/Oven, Refrigerator
Rooms	Barn, Breakfast Bar, Dining, Dining Area, Entry, Living, Master Bedroom, Patio Open
Interior Features	Built-Ins, Hot Tub
Kitchen Features	Remodeled, Granite Counters
Bathroom Features	Shower and Tub, Remodeled, Double Shower
Bedroom Features	Master Retreat
Common Walls	Detached/No Common Walls
Cooking Appliances	Microwave, Oven-Electric, Cooktop - Electric
Disability Access	
Eating Areas	Dining Area, Breakfast Area
220-Volt Location	
TV Services	

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	

Ø Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	

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

Q Showing Info	
Contact Name	
Contact Phone	
Occupancy/Show	24-hr Notice, 48-hr Notice, Appointment Only, Appointment w/List. Office, Call LA 1
Sign on Property	Yes

Q Showing Info	
Lockbox Location	
Lockbox Type	
Occupant Type	
Gate Code	



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LA1 CALDRE#: 01421451

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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. VESTAPLUSTM Copyright © 2020 by TheMLSTM. Information deemed reliable but not guaranteed. Presented by: Tamra (Tami) Pardee CALDRE# 01421451











































































































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