



Derrick Ruiz

Probate and Trust Realtor

Inherited property expert

Celebrating 32 years in Real Estate!

111 CLUBHOUSE AVE
VENICE, CA 90291

2
Beds

Baths 1.00
(1F 0T 0H 0Q)

1,068/VN
Sqft

Single Family
SP \$1,100,000



Area	11 Venice
Subdivision	
List Price Per Sqft	\$1,029.03
Lot Size	2,248/VN
HOA 1&2	
MLS#	14-749957
APN	4238-001-035

Directions: Between Pacific and Main. Across the street from Venice Dog Park.

Remarks: Classic Venice SFR beach bungalow situated across the street from at the south end of the Westminster Dog Park. However, your front view is grass, not the dog park. Easy walk to Abbott Kinney or the world famous Venice Boardwalk. Formerly in probate, the executor has clear title in his name and will gladly vacate at the close of escrow. No sign, but feel free to walk in the alley or on the sidewalk but please do not knock on the door or speak to the seller. Public record data suggests the lot is 30 x 75 but buyer to independently confirm. AGENTS PLEASE VIEW PRIVATE REMARKS...

Agent Remarks: Please give 24 hours to show. I have inspection report and termite report, email me and i will send them to you. Thanks. Seller is super motivated, please call me to discuss pricing, thanks.

Showing Remarks: In with accepted offer.

Structure Info	Land/Lot Info	Contract Info	DOM 170
Year Built/Source	1911	List Date	04-03-2014
View	Green Belt	List Price	\$1,099,000
Stories	1	Orig List Price	\$1,299,000
Guest House	None	Status Date	12-10-2014
PUD	No	Sale Type	Standard
Sewer		CSO	2.5%
Style	Bungalow	Listing Type	Exclusive Right
		Disclosure	As Is, Coastal Commission Restrictions, Coastal Zone

Community/Development	Parking Details	Sale/Sold Info
Tax Mello Roos	Parking Type	Contract Date
Complex/Assoc Name	Total Spaces	Sold Date
Assoc Amenities	Covered Spaces	Sold Price
Assoc Fees Include	Uncovered Spaces	Sale Terms
Assoc Pet Rules	Garage Spaces	Sold Price/SqFt
Community Features	Carport Spaces	SP/LP

Interior Features	Exterior Features
# Fireplaces/Details	Pool
Furnished	Spa
AC/Cooling	Tennis/Courts
Heating	Roofing
Flooring	Fence
Equip/Apppl	Laundry

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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. MLSPLUS™ Copyright © 2017 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: Derrick Ruiz CalBRE# 00919713