

# HISTORIC BUNGALOWS IN THE HEART OF ABBOT KINNEY

447 GRAND BLVD. | VENICE

## UPGRADES & FEATURES

- \* STEPS FROM THE BEACH AND ABBOT KINNEY
- \* RECENTLY RENOVATED
- \* DETACHED BUNGALOWS
- \* LOST VENICE CANALS HISTORIC DISTRICT
- \* FULLY GATED PRIVATE PORCH & PATIOS
- \* REMODELED BATHS
- \* NEW DUCTLESS AC/HEAT
- \* STOVE, FRIDGE AND DISHWASHER INCLUDED
- \* WASHER AND DRYER IN-UNIT
- \* RESTORED ORIGINAL 1920'S DETAILS
- \* CLAWFOOT TUB
- \* GAS FIREPLACE
- \* RESTORED FARMHOUSE SINKS
- \* PRIVATE ENTRANCE
- \* ONE SINGLE-CAR PARKING PER UNIT
- \* SOLAR POWERED
- \* ECO FRIENDLY
- \* SEWER REPAIRED AND SLEEVED 2020
- \* FOUNDATION SERVICED AND REPAIRED 2020
- \* TERMITE CLEARANCE 2020
- \* HOA'S DUES \$250/MONTH