

Marmol Radziner Re-Invents The Sleek Black Box, \$5.825M

By *Philip Ferrato* / 01/20/17 at 2:00 pm / [Comments](#)



Photos Courtesy of Nils Timm

Where: 1233 Appleton Way, Venice

When: Sunday, January 22 from 1:00PM-4:00PM

Asking: \$5,825,000

What: The latest in a series of design/build homes constructed in Venice and the West Side by the eminent architectural firm **Marmol Radziner**, this exquisite 5-bed, 6-bath home is a quietly livable expression of the firm's deeply Modernist aesthetic. On a large lot, the plan's perpendicular elements and the bridge of the second story permit a composition of interlocking, shaded outdoor spaces clad

in black.



The interior is pulled together with a simple composition of white walls, polished concrete floors and deep grey casework. Full-height glass walls disappear, bringing the outdoors in.







What We Love: Given the small, narrow lots that characterize Venice, pools are rare. The extra-large lot allows for a long, reflective pool and spa, simultaneously swim-able and decorative, and a deep teal blue instead of bright aqua.



Central to the ground floor, the kitchen almost demands virtuoso performances in kale.



In a bridge from front to back, the bedrooms and baths span the second floor. Below, a glimpse of the living room's planted roof and the huge master spa bath.





More: Check out the broker's **outstanding site** for additional details, images, and downloadable floor plans.



<http://www.californiahomedesign.com/property/2017/01/20/marmol-radziner-re-invents-sleek-black-box-5825m>