

# Los Angeles Times



## New Venice tri-level is all-in on flexible living space



The newly built tri-level home in Venice is listed for sale at \$3.175 million. (Brandon Arant)

[Neal J. Leiterreg](#)

Walls of windows and oversized glass doors at this newly built, three-level contemporary in Venice take advantage of natural light and maximize treetop

and south-facing views. The lower floor, entered through a garden courtyard, is devoted to open-plan space and features a kitchen and living and dining areas. The upper floors hold a two-level master suite and a pair of flex rooms that can be used as office or studio space.

## **The details**

**Location:** 417 1/2 Sunset Ave., Venice, 90291

**Asking price:** \$3.175 million



The newly built tri-level home in Venice features flexible living spaces and a rooftop deck.  
(Brandon Arant)

**Built:** 2017

**House size:** 3,100 square feet, three bedrooms, 2.75 bathrooms

**Lot size:** 2,778 square feet

**Features:** Hardwood and polished concrete floors; vaulted ceilings; oversized sliding glass doors; center-island kitchen; two-level master suite; bonus loft/studio; rooftop deck; garden courtyard

**About the area:** In the 90291 ZIP Code, based on 16 sales, the median sales price in May was \$2.233 million, according to CoreLogic. That was a 22.4% increase in price compared with the same month the previous year.

**Agents:** Kerry Ann Sullivan, (310) 907-6517, Halton Pardee + Partners

<http://www.latimes.com/business/realestate/hot-property/la-fi-hotprop-venice-tri-level-20170719-story.html>