



Local legend says 'The Rialto House' was designed and built by one of Abbot Kinney's senior craftsmen, who had been brought to Venice to help build Kinney's 'Venice of America.' The 1905 structure has been restored in stages by the current and three previous owners, resulting in one of the most visually stunning houses in Los Angeles. It was repainted in yellow and green, approximating its original colors. The original hardwood floors have been refinished throughout. The extensive use of carved wood facia and stained glass reflects the Islamo-Byzantine style, which was first imported to Venice, Italy from the Levant and then brought to Venice Beach by Abbot Kinney, Venice's founder, and employed to create the Rialto House.

A 1905 charmer with 2,300 square feet over three floors including a glassed-in foyer, a sun room with leaded crystal and stained glass, a living room and large dining room, large kitchen with butcher block island and bar sink, small back porch with Weber barbeque, and three full baths, one on each floor. Three bedrooms are located on the second floor: a master bedroom with king size bed, and two guest bedrooms, one with a queen bed and one with a full twin. A queen air bed is located in the studio on the 3rd floor. The king and queen beds will comfortably sleep two adults; the full twin will sleep one adult or two children. There is a balcony with French doors off one of the guest rooms that catches full morning sun. The 3rd floor studio opens onto a roof deck. There are televisions with DVD players in the living room, the master bedroom and one of the guest rooms. There is a stereo system downstairs that plays FM, AM, CDs and cassette tapes and there are speakers in both the kitchen and living room. Wifi is provided throughout the house. There is a rose garden in front of the house with a patio and two lounge chairs, perfect for sipping a glass of wine and people watching in the evening. There is a laundry room with washer and dryer attached to the garage and one garage space with automatic door for your party.

The house is located in Venice's original canal district, which existed from 1905 to 1926 and we are a short walk from the remaining canals. Abbot Kinney Boulevard is just down the street three short blocks to the east and the beach and Boardwalk are four blocks to the west. The neighborhood is safe and relatively quiet - it is Venice after all. The lot value in this part of Venice is about \$1.4 million for a 30' by 80' parcel.



150

4br



150

4br



150

4br



150

4br



150

4br



150

4br



150

4br



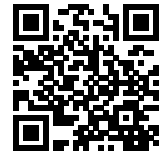
150

4br



150

4br



150

4br