



2201 Abbot Kinney Boulevard

Venice · Venice, CA 90291

\$3,850,000

A 1926 bungalow four blocks from the sand, with a rear addition that does the modern part quietly.

The 2200 block of Abbot Kinney is past the shops, where the street turns residential — the walkable half of Venice without the Saturday crowd.

BEDROOMS

4

BATHROOMS

4

INTERIOR

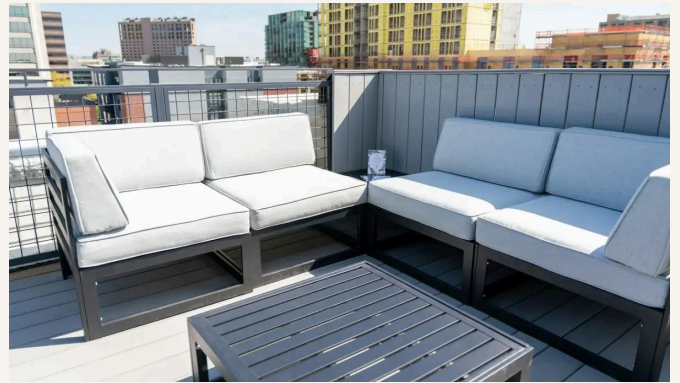
3,200 sq ft

LOT

0.11 acres

BUILT

1926



The property

Venice keeps very few of its original bungalows with the front rooms intact. This 1926 house is one of them: the porch, the fir floors and the brick hearth are all original, and the front elevation is exactly as it was built.

The work happened at the back. A permitted 2020 addition added a kitchen, a dining room and a primary suite above, connected to the old house through a glazed link so that the join is legible rather than pretended away.

Off the street it is a cottage; from the alley it is a contemporary house. The roof deck — permitted, plumbed and wired — takes in the beach, the canals and the marina.

Features

Original 1926 front rooms

Permitted 2020 rear addition

Original fir floors and hearth

Glazed link between old and new

Roof deck with ocean view

Primary suite above the addition

Alley garage, two cars

Four blocks to the sand

Outdoor shower

Solar with battery



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Square footage and lot size are taken from public record and the owner's plans. Buyers should verify all figures independently. © 2026 VERTA · 8560 Sunset Boulevard, Suite 400, West Hollywood, CA 90069 · Equal Housing Opportunity.