



25 Breeze Avenue

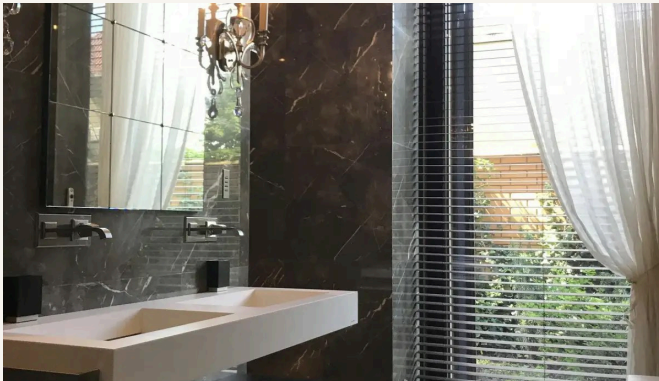
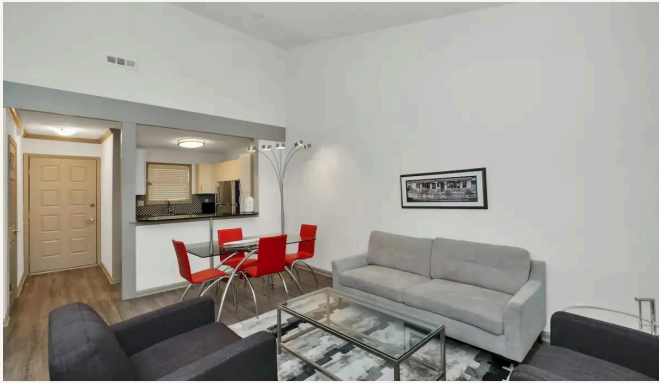
Venice · Venice, CA 90291

\$4,650,000

A walk-street house one block from the sand, with no car between you and the beach.

The Venice walk streets sit between Ocean Front Walk and Pacific — paved paths instead of roads, front gardens instead of driveways, and the quietest addresses within a block of the beach.

BEDROOMS	BATHROOMS	INTERIOR	LOT	BUILT
4	4	3,600 sq ft	0.09 acres	2019



The property

Breeze is one of the Venice walk streets — no road, no cars, just a paved path and front gardens. Houses here trade rarely and almost never in the first week they are listed.

This one was built in 2019 on a standard walk-street lot and uses every inch of it: three levels, an internal light well that carries daylight to the ground floor, and a roof deck with a view down the walk to the water.

The garage sits on the alley at the back, which is how walk-street houses work — you arrive from behind and leave through the garden.

Features

Venice walk street, no cars

One block to the sand

Roof deck with ocean view

Internal light well

Alley garage, two cars

Three levels

Built 2019

Outdoor shower

Front garden onto the walk

Solar with battery



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