

# 49 OZONE AVE

VENICE, CA 90291

**\$3,075,000** | 4 BEDS | 3.5 BATHROOMS | 3.5 CAR PARKING | 3,120 SQUARE FEET



View Online: <http://www.49ozone.com>  
For Instant Photos: Text 12524 To 415-877-1411



Clean modern design and refined materials blend to create this meticulously built home on the Venice beach walk streets. Spacious 4 bedroom 3 ½ bath open living plan features rare custom cut stones and wide-plank walnut floors throughout. Kitchen w/custom walnut cabinetry and Miele appliances. Central audio/video system w/speakers in almost every room including the garage. Attached guest house w/separate entrance includes full bath and sleeping loft, rough plumbing for a kitchen, also doubles as a media room w/drop down screen, surround sound and projector. Rooftop deck captures ocean and mountain views, state of the art out-door kitchen and swim in place Pool/Jacuzzi. Temperature controlled wine, tequila and chocolate cellar w/coded entry access. Security system w/cameras inside and out, Lutron auto dimmers, CAT 5 wiring throughout and ample storage space. Garage w/parking for 2 full size cars plus 3rd covered spot fits a small 4th tandem. Walking ...



## AGENT INFORMATION



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