



**Brian Maser**  
**Abbot Kinney Real Estate**  
**Residential and Investment Property Specialists**  
**310-795-8010**

**STATUS:** Pending

**ADDRESS:** 615 HAMPTON DR #A301, VENICE 90291

**LP:** \$875,000



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**RESIDENTIAL CONDO / COOP**  
**STYLE:** Architectural  
**APN:** 4286-009-053  
**UNIT LOC:** N/A  
**EXP:** N/A  
**BALC:** N/A  
**HORSE PROP:** No  
**ELEM:**

**AREA:** (11) Venice  
**SUB:**  
**HOA:**  
**VIEW:** Yes  
**PETS:** Call  
**LSE:** No  
  
**JRHS:**

**MAP:** [671/G5](#)    **MLS#** 10-432137  
**PUD:** No    **YB:** 2004  
**HOD:** \$365.00    **STORIES:** 3  
**POOL:** No    **#UNITS:** 55  
**FP:**    **FLR#:** 3  
**LOP:** No    **FUR:** No  
  
**SRHS:**    **CMPLX:** Venice Art Lofts

**BR:** 1  
**BA:** 2.00  
**APX SF:** 1,358/VN  
**EQ INS:** No  
**PKG:**  
**PKGC:** 2

**DIRECTIONS:** South of Rose, Off Main Street on the corner of Hampton and Sunset  
**REMARKS:** 3 LEVEL, ARCHITECTURALLY INNOVATIVE PENTHOUSE LOFT W/ LRG ROOFTOP PATIO & 2nd Patio off Master. DESIRABLE CORNER UNIT. LRG 2 STORY WINDOWS W/ EXCELLENT NATURAL LIGHT. TOP OF THE LINE FEATURES & DESIGN. PERFECTLY SITUATED AT THE INTERSECTION OF HIP ABBOT KINNEY BLVD & SANTA MONICA'S MAIN ST SHOPPING DISTRICTS. 2 BLOCKS FROM HISTORIC VENICE BEACH BOARDWALK W/ ECLECTIC MIX OF RESTAURANTS, SHOPS, SURF BREAKS & BEACH BIKE PATHS. ALL THE BENEFITS OF A GATED & SAFE LAID BACK BEACH COMMUNITY.

**ROOMS:** Breakfast Area, Living, Patio Open, Other  
**AMENITIES:** Controlled Access, Elevator, Extra Storage, Sun Deck, Other  
**EQUIP:** Built-Ins, Dishwasher, Dryer, Freezer, Garbage Disposal, Hood Fan, Range/Oven, Refrigerator, Washer, Other  
**AIR:** Central    **HEAT:** Central  
**FLOOR:** Hardwood, Marble, Stone, Other    **LAUNDRY:** Inside  
**FIREPL:** None    **ROOF:** Composition  
**POOL:** None  
**PARK:** Community Garage, Door Opener, Garage, Tandem    **TYPE:** Condominium  
**VIEW TYPE:** City Lights, Mountains, Tree Top, Other    **WATERFRONT:**  
**SEC:** Gated, Other    **FIN:**  
**SEWER:**    **POSS:** Close Of Escrow  
**DISC:** As Is    **SZONE:** Property Report  
**OCC/SHOW:** 24-hr Notice

<b>LP:</b> \$875,000	<b>DOM:</b> 0	<b>LD:</b> 03/03/2010	<b>SP:</b>	<b>SSP:</b>	<b>BLOG Y/N:</b> Yes
<b>OLP:</b> \$875,000		<b>CD:</b> 03/03/2010	<b>SD:</b>	<b>WD:</b>	<b>AVM Y/N:</b> Yes
<b>LA1:</b> Brian Maser	<b>LA1#:</b> 310-795-8010	<b>LA1 CELL:</b>	<b>LA1 OTHER:</b>		
<b>LA2:</b>	<b>LA2#:</b>	<b>LA2 CELL:</b>	<b>LA2 OTHER:</b>		
<b>LA1 EMAIL:</b> brian@maserproperties.com		<b>LA2 EMAIL:</b>			
<b>LO1:</b> Abbot Kinney Real Estate		<b>LO1#:</b> 310-396-2600	<b>LA1 FAX#:</b> 310-496-0214		
<b>LO2:</b>		<b>LO2#:</b>	<b>LA2 FAX#:</b>		
<b>CSO:</b> 2.5%	<b>LT:</b> EA	<b>LBA:</b>	<b>BAC:</b> Yes	<b>LS:</b> No	<b>EO:</b> No
			<b>PROBATE:</b>		

Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. Copyright © 2010 by Combined L.A./Westside MLS, Inc. Information deemed reliable but not guaranteed. Prepared by: Brian Maser DRE# 01340306