



In Escrow!

Amazing North of Wilshire Location!
**Walk to Third Street Promenade, Montana Avenue,
Palisades Park, Santa Monica Beach**



- PRICE:** **\$975,000.00**
- ADDRESS:** **514 Idaho Avenue, Santa Monica CA 90403. Assessor Number 4292-010-023**
- LOT SIZE:** 2.997. Approximately 59.94-foot frontage by 50-foot depth with a 20-foot alley located along the eastern property line.
- ZONING:** R2 Zoning. Property is not in the Coastal Zone
- CURRENT IMPROVEMENTS:** According to public records the single family home is 2 bedrooms with 1 bath and a single car garage, square footage is 1454. It was built in 1915. Buyer is advised to verify all property information.
- FEATURES:** Hardwood floors, lots of interior wood trim, single car attached garage, large bathroom. The charm of the early days of Santa Monica. Many condominiums in the area are priced higher than what the price you can purchase this home for.
- City of Santa Monica Historic Resources Inventory:** The property is listed on the City of Santa Monica Historic Resource Inventory. Buyers are advised to contact the City of Santa Monica for further information. Recent changes to the city codes have been enacted that will expedite the process for remodeling of the property as well as the ability to add additional square footage.
- SHOWING:** Property is vacant. Contact agent to show.
- AGENT:** Vince Muselli (310) 458-4100 EXT: 204
muselli@muselli.net www.muselli.net

501 Santa Monica Boulevard, Suite 701 Santa Monica, CA 90401 (310) 458-4100 FAX (310) 458-4100

All information furnished is from sources deemed reliable and which we believe to be correct, but representation or guarantee is given as to its accuracy and is subject to errors and omissions. All measurements are approximate and have not been verified by Broker. You are advised to conduct an independent investigation to verify all information.