

**223 Howland Canal**  
Venice, CA 90291

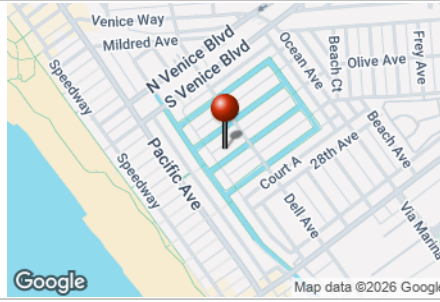
**2**  
# of Units

**1,958**  
Sqft

**2,849**  
Lot Size

Income  
**LP \$3,498,000**

**\$**  
Active



<b>Area</b>	11 Venice
<b>Subdivision</b>	
<b>List Price Per Sqft</b>	\$1,786.52
<b>Vacancy</b>	
<b>Total Bedrooms</b>	4
<b>Total Bathrooms</b>	4.00
<b>MLS#</b>	PW26077666MR
<b>APN</b>	4227-009-011

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	2	3.00		\$0.00	\$0.00	\$0.00
Unit 2	1	2	1.00		\$0.00	\$0.00	\$0.00

**Directions:** One block from Court D between Grand Canal and Dell. Take Washington Blvd. to Dell Ave., Left / West to Howland Canal, Court C ~ Welcome Home!

**Remarks:** Modern Coastal Cottage on the Canal with Two Private Living Spaces. Ideally positioned on a prime interior lot within the iconic Venice Canals, this thoughtfully designed residence blends lifestyle, flexibility, and timeless coastal design in the heart of Venice Beach and Silicon Beach. A private courtyard entry sets the tone, while the attached two-car garage offers a rare level of convenience for canal living. The primary residence is anchored by a light-filled great room with vaulted ceilings, expansive windows, and seamless indoor-outdoor flow, featuring bifold doors that open to a private canal-front deck capturing serene water views, natural light, and a sense of openness and tranquility. The layout includes 2 bedrooms and 3 bathrooms, with two ensuite bedrooms and a guest powder room, and a kitchen appointed with premium Sub-Zero, Viking, and Bosch appliances. The secondary residence offers 2 bedrooms and 1 bathroom, indoor laundry, vaulted ceilings, abundant natural light, and efficient three-zone mini-split systems, creating a comfortable and fully independent living space. Extensively upgraded over a three-year period, the property features new water heaters, electrical, plumbing, structural components, roofing, and windows, along with a 200-amp panel upgrade to be completed prior to close of escrow delivering the feel and performance of virtually new construction. Rarely does a property combine this level of charm, quality, and versatility equally suited as a primary residence, multigenerational compound, refined coastal retreat, or high-demand investment with income potential, all just moments from the beach, Abbot Kinney, and the best of Venice living.

**Agent Remarks:** To show, please call co-listing agent LJ Mismas at 323-573-4995 (mobile). Good luck! The listing broker is a member of the selling entity. The Assessor's Office has been notified to update the public record to reflect the correct square footage and bathroom count.

**Showing Remarks:** To show, please call co-listing agent LJ Mismas at 323-573-4995 (mobile). Good luck! The listing broker is a member of the selling entity. The Assessor's Office has been notified to update the public record to reflect the correct square footage and bathroom count.

Income Details	Structure Info	Contract Info	DOM 5
<b>Scheduled or Actual</b>	<b>Type of Units</b>	<b>List Date</b>	04-09-2026
<b>Rent Control %</b>	<b>Year Built/Source</b>	<b>List Price</b>	\$3,498,000
<b>GOI</b>	<b>Stories</b>	<b>Orig List Price</b>	\$3,498,000
<b>Total Expense</b>	<b>Buildings</b>	<b>Status Date</b>	04-09-2026
<b>NOI</b>	<b>Security</b>	<b>Change Date/Type</b>	04-10-2026/New Listing
<b>Gross Income</b>	<b>Sewer</b>	<b>Sale Type</b>	Standard
<b>Cap Rate</b>	<b>Style</b>	<b>Listing Type</b>	Exclusive Right To Sell
<b>GRM</b>	<b>Property Cond</b>	<b>Seller Concessions?</b>	Yes
<b>Actual AGR</b>	<b>View</b>	<b>Listing Terms</b>	Cash, Cash To New Loan, Conventional
<b>Actual GAI</b>	<b>Water</b>	<b>Scope Of Service</b>	Full Service
<b>Gross Equity</b>	<b>Price Per Unit</b>		
<b>Owner Pays</b>	<b>Type of Business</b>		
<b>Actual Rent Total</b>	<b>Water Heaters</b>		
<b>Financial Info As Of</b>	<b>Direction Faces</b>		
<b>Tenant Pays</b>	<b>ADA Compliance</b>		
<b>Vacancy Allowance \$</b>	<b>Additions/Alterations</b>		
<b>Vacancy Allowance %</b>	<b>Building Permit</b>		
<b>Lease Mo/Yr Terms</b>	<b>Personal Prop \$</b>		
	<b>Personal Prop %</b>		
	<b>Water Heater Feat</b>		
	<b>Levels</b>		

Land/Lot Info	Community/Development	Parking Details
<b>Zoning</b>	<b>Complex/Assoc Name</b>	<b>Parking Type</b>
<b>Addl Parcel</b>	<b>Complex/Assoc Phone</b>	Garage, Garage - 2 Car
<b>Rent Control</b>	<b>Tax Mello Roos</b>	<b>Total Spaces</b>
<b>Land Type</b>	<b>Mgmt. Co. Name</b>	2
<b>Lot Dimen/Source</b>	<b>Mgmt. Co. Phone</b>	<b>Covered Spaces</b>
<b>Lot Acreage</b>	<b>Oth. Mgmt. Co. Name</b>	
<b>Alley</b>	<b>Community Features</b>	<b>Uncovered Spaces</b>
<b>Paved</b>	<b>Assoc Pet Rules</b>	
<b>Price Per Acre</b>	<b>Assoc Amenities</b>	<b>Garage Spaces</b>
<b>Lot Descr.</b>	<b>Assoc Fees Include</b>	2
<b>Lot Location</b>	<b>Builders Tract Code</b>	<b>Carport Spaces</b>
	<b>Builders Model Code</b>	0
	<b>Builders Model Name</b>	<b>Garage Structures</b>
	<b>Builders Name</b>	

Interior Features	
AC/Cooling	Ductless
Heating	Ductless
Equip/Appl	
Flooring	
Laundry	Inside
Laundry Equip	
Rooms	
Interior Features	
Kitchen Features	
Bathroom Features	
Bedroom Features	Main Floor Bedroom
Common Walls	Detached/No Common Walls
Cooking Appliances	
Disability Access	
220-Volt Location	
TV Services	

Exterior Features	
Construction	
Exterior Constr	
Pool	None
Roofing	
Spa	None
Foundation Details	
Other Struc Feat	
Other Structures	GuestHouse
Patio Feat	
Entry Location	
Sprinklers	
Tennis/Courts	
Windows	

Unit(s) Details	
# w/Carpet	
# w/Dishwasher	
# w/Disposal	
# w/Drapes	
# w/Elec Meter	2
# w/Gas Meter	2
# Leased	
# w/Patio	
# w/Range	
# w/Refrigerator	
# w/Garages	
# w/Wall AC	
# w/Water Meter	1

Tax and Assessed Info	
Tax New	
Tax Percent	
Tax Rate	
Tax Rate Year	
Tax Total	
Assessed Improvement Value	
Assessed Improvement %	
Assessed Land Value	
Assessed Land %	
Assessed Total Value	
Transfer Taxes (Y/N)	

Location	
County	Los Angeles
Country	
Map	
Cross Streets	
School District	
Water District	
Waterfront	
Alt St. Name	

Green	
Green Building Certification	
Green Certification Rating	
Green Certifying Body	
Green HTA Index	
Green Walk Score	
Green Year Certified	
Green Energy Efficient	
Green Energy Generation	
Green Indoor Air Quality	
Green Location	
Green Sustainability	
Green Water Conservation	
Solar Ownership	
Lease Amount (Monthly)	
Lease Term	

Showing Info	
Contact Name	
Contact Phone	
Occupancy/Show	

Showing Info	
Lockbox Location	
Lockbox Type	See Remarks
Occupant Type	
Gate Code	

Sale/Sold Info	
Contract Date	
Sold Date	
Sold Price	
Sold Price/SqFt	
Sale Terms	
SP/LP	

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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. The property may have video/surveillance devices. VESTAPLUS™ Copyright © 2026 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: L.J Mismas CALDRE# 01889106

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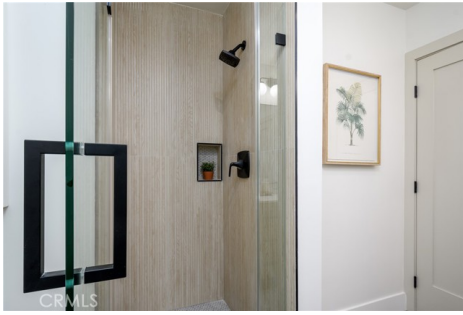
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