



25 BROOKS AVE #2
VENICE BEACH, CA 90291

EXQUISITE LIVING



Represented by
Scott Nell

THE NELL TEAM
BUY OR SELL, TRUST SCOTT NELL



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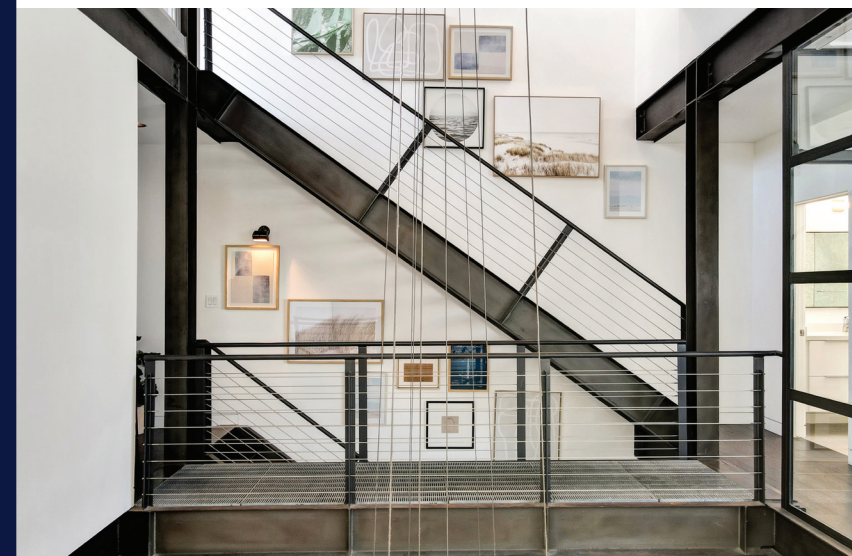
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Step into a bold architectural statement just steps from the shoreline. Designed by the acclaimed Steven Ehrlich, this 2BR + 3BA, 2,000 ft (apx) Venice Beach stunner merges industrial edge with coastal elegance. Located just a short stroll from the iconic Abbot Kinney scene and the beach, the home offers the rare opportunity to live in one of LA's most coveted enclaves—without sacrificing privacy or sophistication. Inside, soaring vaulted ceilings and an open-concept floor plan create an expansive sense of volume and flow. The gourmet chef's kitchen is a standout feature, outfitted with stainless steel appliances and generous



- 2 Beds
- 3 Baths
- 2,000 sq ft
- 7,171 Lot sq ft
- \$2,295,000



counter space, ideal for both cooking and entertaining. A mix of polished concrete and rich wood flooring adds texture and warmth to the sleek interior, while roll-up glass walls erase the boundary between indoors and out—welcoming in sunlight and ocean breezes. A striking steel staircase connects all levels—from the private, secure side-by-side garage to the rooftop terrace with jaw-dropping views of the Pacific. Whether you're enjoying a glass of wine under the stars or hosting intimate gatherings, this cinematic outdoor space is your personal escape. In-unit conveniences include a spacious utility room with washer and dryer, plus rare guest parking—an invaluable asset in Venice. A tranquil, bamboo-lined courtyard offers a peaceful retreat for yoga, meditation, or a morning espresso. Beyond the home, you're perfectly positioned to enjoy everything Venice Beach has to offer: the iconic Boardwalk, Muscle Beach, world-class restaurants, eclectic shops, and buzzing nightlife—all just moments away. Built for those who value design, privacy, and location, this residence is a masterclass in modern beachside living. This is your ultimate sanctuary by the sea.

