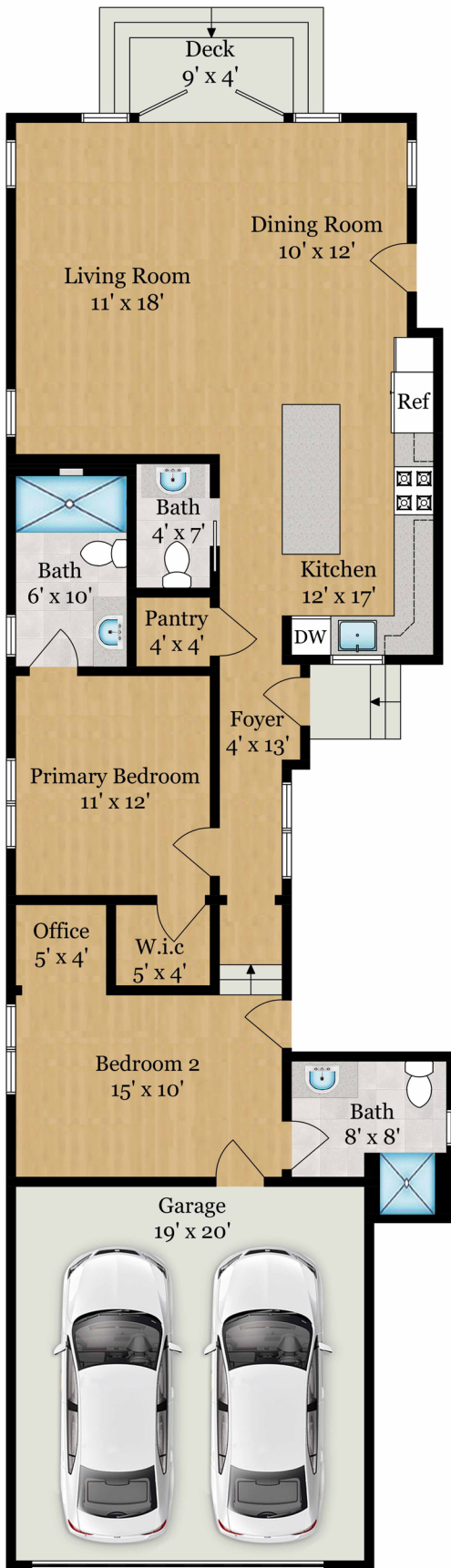


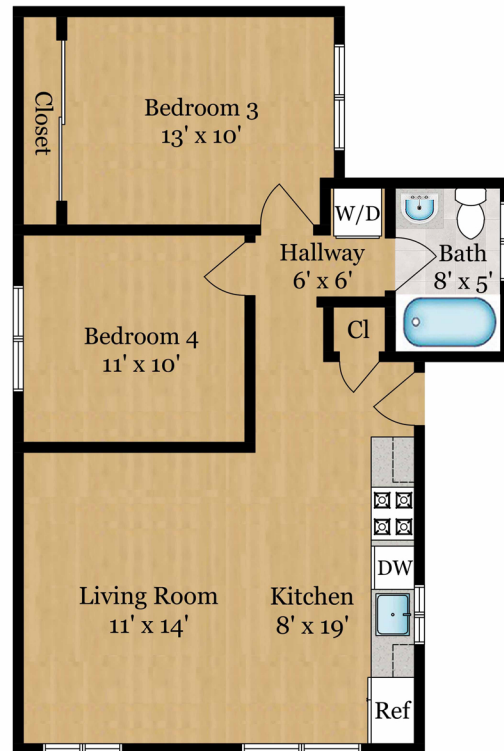
223 Howland Canal

Venice, CA 90291

Main House: 1,958 sq ft
Garage: 380 sq ft
Deck: 36 sq ft
Total: 2,374 sq ft



MAIN LEVEL
1,205 SQ FT



UPPER LEVEL
753 SQ FT

