

126 VENETIAN ROAD



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THE COASTAL LIFESTYLE — RIO DEL MAR

126 Venetian Road, Aptos 95003

\$1,050,000

126venetian.com

BE PREPARED TO OPEN YOUR HEART TO THE RIO DEL MAR COASTAL LIFESTYLE. 126 VENETIAN ROAD IS THE BEACH HOUSE YOU HAVE BEEN WAITING FOR, WITH WHITE WATER OCEAN VIEWS LOCATED LESS THAN 200 YARDS TO THE SAND.

This home is tucked away on the hillside off of the main street. When you arrive, take a deep breath, smell the salt in the air, and start to relax. As you walk up to the front door, you notice that the home has high quality finishes - a flagstone driveway, copper gutters, and an elegant wood door. The stairs and decks also are freshly painted. The front door opens to an entry area with slate tile floors, a good choice for this beach environment. Straight ahead lies a half bath/ laundry room, well placed

for when you come back from the beach with towels that need to be thrown into the wash.

Come in, take your shoes off, and head upstairs to the living space which has modern laminate flooring throughout. The kitchen, living room, and dining area are completely open, making it easy to entertain and be part of your gatherings. The wood stove is wonderful to add a bit of ambiance and warm up on those chilly nights. Step outside to the deck and find the perfect spot to barbecue or catch up with family and friends.

The home features three bedrooms, two and a half bathrooms, and over 1500 square feet. The unique floor plan allows for privacy in each of the bedrooms. Leaving the kitchen, walk straight up the



stairs to find a full bathroom adjacent to a bedroom. This could be an office, extra sitting area or guest room. Continue up the stairs, turn right down the hallway and open the door to your sanctuary. Beautiful views of the ocean, cement ship, and white water greet you in the master suite. Bring your glass of wine as you step out onto the balcony to take in the views. Watch the gorgeous sunsets, listen to the waves, or just sit back in a lounge chair and let the peacefulness take over.

Back inside, head up to the last level of the home to find the third bedroom. This room also offers ocean views. Walk out to the private deck and soak in the hot tub to unwind while enjoying the views.





Time to stretch your legs - walk down to the Esplanade and the Rio Del Mar community welcomes you. This is a community, characterized by European style coastal living. The name Rio Del Mar was chosen as a catchy name to promote beach real estate in the late 1920's. In Spanish, it translates to "River of the Sea". Though there is not a true river by that name, Aptos Creek flows through the neighborhood and empties into the Monterey Bay at Rio Del Mar State Beach. Aptos Creek is the "Rio" in Rio Del Mar.

Rio Del Mar State Beach neighbors Seacliff State Beach which features the remains of the cement ship, the USS Palo Alto. On a quiet night, close your eyes and imagine yourself back in 1919, dancing the night away on this entertainment boat.

One of the benefits of this home is that you can leave your car parked the entire time you are here. Start your day with the finest coffee in Rio Del Mar at Rio Flats. They also offer a great selection of delicious, fresh made pastries - the perfect compliment to go with your morning cup of Joe. Midday, grab lunch at

Pixie Deli or pick up groceries at Rio Market. At the end of the day enjoy a lovely evening of fine dining at Café Rio. Begin with fire roasted artichokes, Rio clams or mussels, and end with possibly linguini and clams, salmon or boneless short ribs. Try to save room for their amazing desserts.

Grab your beach chair and spend the day at the beach. Read a book, walk the dog, enjoy the waves, build a sand castle, or listen to music. You can also build a bonfire in a fire pit - just don't forget the marshmallows.

For outdoor enthusiasts, there are miles of beaches to explore. Walk, play volleyball, boogie board, paddle board, fish, or enjoy the wildlife. You may even catch sight of a whale in the Bay. If golfing is your choice, you'll find one of Northern California's most distinguished courses, Seascape, close by.

126 Venetian is perfect for a second home or vacation rental. **Priced at \$1,050,000**, the home is ready for you to move in, drop off your bags and head to beach.

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