

UNIQUE HOMES

Thinking Different? 2 Must-See Modern Marvels for Sale in Venice

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Creative, modern minds demand something other than cookie-cutter tract homes. And with so many creative types in Southern California, there *has* to be a buyer who desires to be truly different.

Artist and designer **Mario Romano** is looking for a creative soul to buy into his distinctive vision. Romano's been busy disrupting architectural norms in Venice, CA, and creating one-of-a-kind homes.

And with the homes' proximity to Silicon Beach companies like Snapchat, Hulu, and YouTube, it's easy to imagine tech execs also harboring a desire to live in green, futuristic luxury, without an environment-taxing commute.

Romano has designed three Venice homes, all located within a couple of blocks of one another. They've become local landmarks of sorts, thanks to their extreme exteriors.

Two of them, the [Wave House](#) and the [Preston House](#), are currently looking for buyers. Let's make a modern move and go in-depth on these two tempting opportunities.

Wave House: \$5,497,000



The Wave House, which appears to undulate

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With five bedrooms and four baths in 5,700 square feet on a quarter-acre lot, the home has “a grand, open floor plan, perfect for the art lover and someone who appreciates a Dutch/German/European vibe,” listing agent **Justin Alexander** says. The place is ideal for sophisticated entertaining, but also made with the family in mind, he adds.

Preston House: \$4,987,000



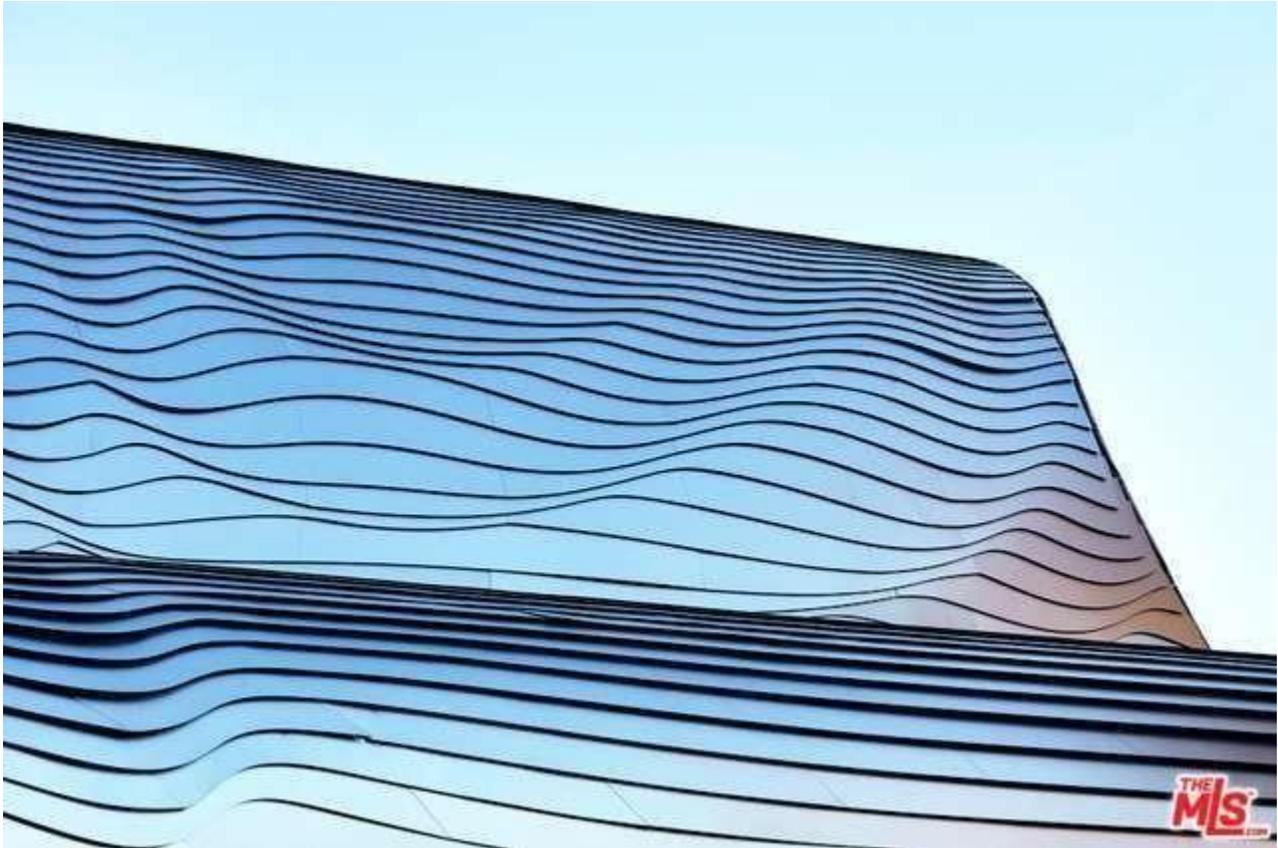
The Preston House

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The Preston House also measures 5,700 square feet and sits on a quarter-acre lot, but it has five bedrooms, five bathrooms, and a flexible office space. It has more of a “traditional family layout,” according to Alexander. “While it still has that natural, artistic Venice vibe, it has more defined rooms and is a little more sweet and homey,” he explains.

Both structures share the same creator and a few unique elements:

Exterior walls and roofs made of custom-cut aluminum strips are arranged in a wave pattern to reflect the sky above and the environment below.



Rippling rooflines

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Outdoor cinema rooms feature a wall where films are projected and heating units in the ceiling to keep viewers warm and toasty.



Covered outdoor cinema room

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Sliding glass walls seamlessly integrate indoor-outdoor living.



Sliding glass walls

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Corian walls, which are impervious to water, mold, and bacteria, function as the ‘skin and sole of the house,’ according to Romano. Their texturized patterns are inspired by nature, including tortoise shells, sand dunes, flocks of birds, and butterfly wings.



Corian wall in an undulating sand dune pattern

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There's one *other* nondesign factor both homes share. Their unique nature and a lack of true comps make pricing these homes tricky.

The [Wave House](#) was completed in September and went on the market for \$6.5 million. It's experienced a number of price cuts since then, and is currently listed at \$5.5 million. Previously, the most expensive home in this Venice neighborhood known as "East of Lincoln," was another Romano-designed house, which sold in 2014 for \$5 million.

“The original price may have been a little ambitious,” says Alexander, with Halton Pardee + Partners, who began representing the Wave House earlier this year. He notes that the East of Lincoln home prices have not yet caught up with prices in West of Lincoln. While West of Lincoln homes are closer to the beach, East of Lincoln homes offer larger lots.

“We’re exactly where we need to be right now,” from a price perspective, he says, adding that since the price was cut in late February, they’ve received a remarkable increase in interest.

Whether you’d like to ride the Wave or pick the Preston, you can feel safe in the knowledge you’ll be living in a home unlike anything else on the market.

- *For more photos and details of the Wave House, check out the [full listing](#).*
- *For more photos and details of the Preston House, check out the [full listing](#).*
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