

Closed Sale Properties



Addr: 3565 Linden 143, Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** Y901210
OP: \$120,000
LP: \$120,000 **SP:** \$112,000 **Apx SF:** 650
LD: 02/26/2009 **SD:** 08/20/2009 **\$/SF:** \$172.31
Beds: 1 **Bath To:** 1.00 **LotSF:** 392
YBl: 1973 **Prking:** **DOM:** 133
Elem: **Mid:** **High:**

Property Description: Very Nice Condo In A Nice Area Of Long Beach Near 710 & 405 Freeways. In The Heart Of Bixby Knolls! Bright And Cozy With Carpet In Living Room, Ceramic Tile In Bathroom And Lynoleum/Vynil In Kitchen. Newer Paint, Built In Dish Washer, Microwave And Garbage Disposal. Ceramic Stove Top, Closet Has Professionally Designed Organizers. Swimming Pool With Jacuzzi And Association Bbq. Lowest Association Dues In The Area! Bathrooms Has Ceramic Tile With Beautiful Modern Pedestal Sink. Complete Shower/Bath, Small Organizer Cabinet. Entry Way Is Flat. Entry Is By Intercom. Residents Can Take The Stairs Or Elevator To Upper Floors.



Addr: 3530 Elm 311, Long Beach **MLS #:** P691688
Area: Bixby- Bixby Knolls- Los Cerritos
OP: \$111,500
LP: \$111,500 **SP:** \$120,000 **Apx SF:** 740
LD: 06/17/2009 **SD:** 08/17/2009 **\$/SF:** \$162.16
Beds: 1 **Bath To:** 1.00 **LotSF:** 265
YBl: 1979 **Prking:** Public **DOM:** 1
Elem: **Mid:** **High:**

Property Description: Top Floor Unit With Vaulted Ceilings In The Main Living Area. Updated Kitchen Appliances, Crown Molding Throughout! Custom Paint Colors! Large Balcony. Close To Freeways And Shopping!



Addr: 3546 Linden 6, Long Beach **MLS #:** Y900706
Area: Bixby- Bixby Knolls- Los Cerritos
OP: \$249,000
LP: \$269,000 **SP:** \$270,000 **Apx SF:** 1,078
LD: 02/06/2009 **SD:** 08/17/2009 **\$/SF:** \$250.46
Beds: 2 **Bath To:** 2.00 **LotSF:** 25,561
YBl: 2002 **Prking:** Subterranean **DOM:** 152
Elem: **Mid:** **High:**

Property Description: Lovely Townhome, 3 Bedroom, 2 Bathroom, Granite Counters And Stainless Appliances, Fireplace, Recessed Lighting, Private Patio With Wall Fountain And Large 2 Car Garage With Lots Of Storage. Washer/Dryer Hookups In Unit.



Addr: 4646 Goldfield Long Beach **MLS #:** Y902194
Area: Bixby- Bixby Knolls- Los Cerritos
OP: \$284,900
LP: \$284,900 **SP:** \$290,000 **Apx SF:** 1,000
LD: 05/01/2009 **SD:** 08/11/2009 **\$/SF:** \$290.00
Beds: 3 **Bath To:** 1.00 **LotSF:** 6,930
YBl: 1944 **Prking:** Carport **DOM:** 57
Elem: **Mid:** **High:**

Property Description: 3 Bedroom Home, Quiet Neighborhood, Rv Parking, Large Backyard With Storage Shed. Hurry Won'T Last.

Closed Sale Properties



Addr: 4800 Gundry Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** R903775
OP: \$275,000
LP: \$275,000 **SP:** \$295,000 **Apx SF:** 810
LD: 06/12/2009 **SD:** 08/05/2009 **\$/SF:** \$364.20
Beds: 2 **Bath To:** 1.00 **LotSF:** 5,350
YBl: 1942 **Prking:** **DOM:** 11
Elem: **Mid:** **High:**

Property Description: Bank Owned Foreclosure Being Sold In Its Present As Is Condition . Information Herein Is Not Confirmed By Listing Agent And It Is Buyers Responsibility To Verify And Rely On Their Own Findings. Seller Reserves The Right To Select All Services. Conventional Financing Only. Property Will Not Go Fha Or Va.



Addr: 4555 Elm Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** S573449
OP: \$299,000
LP: \$299,000 **SP:** \$315,000 **Apx SF:** 806
LD: 05/06/2009 **SD:** 08/27/2009 **\$/SF:** \$390.82
Beds: 2 **Bath To:** 1.00 **LotSF:** 5,260
YBl: 1945 **Prking:** **DOM:** 7
Elem: Los Cerritos **Mid:** Hughes **High:**

Property Description: Adorable!! Country Club Manor Home. Gorgeous Hardwood Floors And Crown Molding & Base Boards. Livingroom Features Cozy Wood Burning Fireplace. Casual Dining Area With Wainscoting. Light/Bright Kitchen With New Travertine Flooring And Corian Counters And Overlooks Lush Rear Yard. Newly Painted Interior. Automatic Sprinklers In Front & Rear Yards. Close To Award Winning Schools, Shopping Center And 25 Acre Park With Duck Pond, Basketball & Tennis Courts. A Real Gem.....Must See!!



Addr: 5069 North Bintree Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P692903
OP: \$299,900
LP: \$299,900 **SP:** \$340,000 **Apx SF:** 1,201
LD: 06/25/2009 **SD:** 08/08/2009 **\$/SF:** \$283.10
Beds: 3 **Bath To:** 1.00 **LotSF:** 7,000
YBl: 1943 **Prking:** **DOM:** 49
Elem: **Mid:** **High:**

Property Description: Fantastic Home Ready For You! This Wonderful Home Situated On Larger Pie Shaped Lot Is Waiting For You. Newer Kitchen, Newer Bathroom, Some Wood Flooring, High Ceiling, Long Driveway, Ample Fenced In Yard, Newer Windows, The List Goes On And On! Don'T Wait And Pass Up This Wonderful Property. Make Sure You See It Today!



Addr: 4230 Maury Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** S09015392
OP: \$410,000
LP: \$410,000 **SP:** \$370,000 **Apx SF:** 1,602
LD: 12/30/2008 **SD:** 08/13/2009 **\$/SF:** \$230.96
Beds: 3 **Bath To:** 2.00 **LotSF:** 6,156
YBl: 1942 **Prking:** **DOM:** 227
Elem: **Mid:** **High:**

Property Description: This Is A Short Sale...Beautiful 3Bed 2Bath Home In The Nice Area Of Long Beach....Please Show

Closed Sale Properties



Addr: 1032 Terrace Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P685798
OP: \$449,500
LP: \$439,500 **SP:** \$400,000 **Apx SF:** 1,384
LD: 05/01/2009 **SD:** 08/10/2009 **\$/SF:** \$289.02
Beds: 4 **Bath To:** 2.00 **LotSF:** 5,750
YBl: 1949 **Prking:** **DOM:** 104
Elem: **Mid:** **High:**

Property Description: Lovely Home In Ridgewood Hgts. Move In Condition And Features Shinning Wood Flrs..4 Bds Or Make One A Office..Master W/3/4 Bath..Eco Friendly Carpet Brand New. Spacious Kitchen Tiled Counters Eat-In Area And... New Dishwasher..Stackable Washer Dryer, Flooring And Almost New Stove, Microwave, Refrigerator. Central Air And Heat..Full Bath Features Contemporary Upgrades... Backyard Has 2 Covered Patios. Yard Is Gated For Children'S Safety..Lots Of Summer Parties/Memories Have Taken Place In This Home. You'LI Know Why When You See It. This Is Truly Home Sweet Home..Tree Lined Street..Elem. School At The End Of Block.



Addr: 3649 Lewis Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P683888
OP: \$449,000
LP: \$449,000 **SP:** \$407,000 **Apx SF:** 1,038
LD: 04/17/2009 **SD:** 07/30/2009 **\$/SF:** \$392.10
Beds: 2 **Bath To:** 1.00 **LotSF:** 3,280
YBl: 1927 **Prking:** **DOM:** 71
Elem: **Mid:** **High:**

Property Description: Beautifully Renovated And Charming Spanish Home On An Elevated Cal Hgts Lot In Perfect Move-In Condition W/New Roof, New Stainless Appliances, Newly Refinished Hardwood Floors, New Wood-Trimmed Windows And Doors, New Bath Fixtures And Tile, And Newly Painted. Large Open Lr Has High Coved Ceilings, Formal Dr, Eat-In-Kit, Fenced Rear Yard And Great Curb Appeal Make This A Very Comfortable And Relaxing Home. Washer/Dryer In Garage. Try Fha Financing With Only 3.5% Down Payment Required. Located On A Great Cal Heights Interior Street Only Two Blocks To An Elementary School. Not A Short Sale Or Bank Repo. Try Fha With Only 3.5% Down.



Addr: 3540 Myrtle Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** S09078060
OP: \$409,000
LP: \$409,000 **SP:** \$410,000 **Apx SF:** 955
LD: 07/18/2009 **SD:** 08/24/2009 **\$/SF:** \$429.32
Beds: 2 **Bath To:** 1.00 **LotSF:** 3,570
YBl: 1946 **Prking:** Garage Door Opener **DOM:** 3
Elem: **Mid:** **High:**

Property Description: Beautiful Cottage Home In Historical California Heights With Some Really Nice Amenities.Beautiful Hardwood Floors, Tray Ceiling In The Living Room,And A Gourmet Kitchen That Includes Black Granite Countertops, Granite Composition Sink, Custom Cabinets And Tile Floor. The Bedrooms Are Spacious And Has A Nice Bathroom. This Home Also Features Original Built-Ins. The Floor Plan Flows Nice And Is Airy And Bright. The Backyard Is Very Inviting With A Covered Patio That Includes A Beautiful Koi Pond And Waterfall,Brick Planters And A Grass Area. The 2 Car Detached Garage Has Alley Access And A Seperate Area With A Storage Shed. A Great Neighborhood And Close To Shopping.

Closed Sale Properties



Addr: 3844 Gardenia Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** R902496
OP: \$5,149,000
LP: \$399,900 **SP:** \$420,000 **Apx SF:** 1,436
LD: 04/16/2009 **SD:** 08/17/2009 **\$/SF:** \$292.48
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,850
YBl: 1946 **Prking:** **DOM:** 103
Elem: **Mid:** **High:**

Property Description: Don'T Miss This Beautiful Bixby Terrace Home! This Home Has Been Upgraded Yet Maintains The Original Charm Of 1940'S Architecture. Features Include A Spacious, Formal Living Room With Elegant Wood Burning Fireplace, Hardwood Floors With Detailed Mahogany Patterned Inlays, Crown Molding, Formal Dining Room With Chair Rails, A Built In Hutch, And Beautiful Double Doors, Original Vintage Tile Work In Kitchen And Bathrooms, Vintage Hardware On Doors, Large Sunroom With A Pass Through Window From Kitchen, Double Paned Windows, Copper Plumbing, And A Large Backyard Perfect For Entertaining. The List Goes On And On.



Addr: 3632 Orange Long Beach **MLS #:** P682493
Area: Bixby- Bixby Knolls- Los Cerritos
OP: \$449,950
LP: \$424,900 **SP:** \$424,000 **Apx SF:** 1,998
LD: 04/04/2009 **SD:** 08/07/2009 **\$/SF:** \$212.21
Beds: 4 **Bath To:** 3.00 **LotSF:** 5,900
YBl: 1945 **Prking:** **DOM:** 127
Elem: **Mid:** **High:**

Property Description: Price Reduced... Let'S Go To Escrow... Priced Like An Reo This Home Is Ready To Be Sold! Loads Of Space, Huge Bedroom, Massive Family Room With Sliders To The Back Patio. Look At The Value! Property Has Vintage Kitchen, Open Floor Plan, Formal Dining Area, And More... Next To Garage Is A Studio Unit With Private Bath, Buyer To Verify All Permits. New Fresh Professional Landscaping, Rv Parking! Wonderful Historical California Heights, Great Schools, Walk To Shopping And More



Addr: 4148 Rose Long Beach **MLS #:** P691792
Area: Bixby- Bixby Knolls- Los Cerritos
OP: \$350,000
LP: \$350,000 **SP:** \$440,000 **Apx SF:** 1,821
LD: 06/17/2009 **SD:** 08/25/2009 **\$/SF:** \$241.63
Beds: 3 **Bath To:** 2.00 **LotSF:** 6,105
YBl: 1942 **Prking:** **DOM:** 5
Elem: **Mid:** **High:**

Property Description: Lender Owned Affordable Bixby Area Home. Do Not Miss Out On The Opportunity To Own A True Family Home. With Over 1800 Sq Ft Of Living Space. This Property Features A Seperate Living Room And Family Room, Updated Kitchen With What Appear To Be Granite Counters, Updated Bathroom With Spa Tub And 2 Car Garage. Priced To Sell!

Closed Sale Properties



Addr: 3530 Brayton Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P690325
OP: \$435,000
LP: \$435,000 **SP:** \$450,000 **Apx SF:** 1,456
LD: 06/05/2009 **SD:** 07/30/2009 **\$/SF:** \$309.07
Beds: 2 **Bath To:** 2.00 **LotSF:** 6,400
YBl: 1927 **Prking:** Garage Door Opener, **DOM:** 70
Elem: **Mid:** Longfellow **High:** apply

Property Description: Great Bones! This Home Has A Nice Traditional Layout.. Hardwood Floors, Loads Of Light, Fireplace, Coved Tray Ceilings, Huge Master Bedroom (Unpermitted 2Nd Bath) Formal Dining Room, Breakfast Room, Breakfast Counter, Inside Laundry, Loads Of Room To Do What You'D Like Done! Back Yard Is Massive, There Is An Old Brick Bbq - Great For Party Time, Attached To The Back Side Of Garage Is An Un-Permitted Room, Has Facilities, Was Rented Back In The Day, Could Be A Great Play Spot, Craft Room, Or Fix And ? Your Choice... Home Needs Some Tlc, But Where Can You Get A Spanish Like This, On A Block Like This For A Price Like This?



Addr: 4348 Boyar Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P691609
OP: \$479,000
LP: \$479,000 **SP:** \$479,000 **Apx SF:** 1,504
LD: 06/16/2009 **SD:** 08/26/2009 **\$/SF:** \$318.48
Beds: 3 **Bath To:** 2.00 **LotSF:** 6,216
YBl: 1944 **Prking:** **DOM:** 8
Elem: **Mid:** **High:**

Property Description: Picture Perfect Home With Fabulous Top To Bottom Remodel. Professional Upgrades Include: New Cabinets, Tile Floors, Tile Counter Tops, All New Appliances, Copper Plumbing, Newer Electrical, Crown Molding, New Windows, Refinished Hardwood Floors, New Furnace And Air Conditioning, New Master Bedroom And Bathroom Addition - Approx. 460 Sq. Ft., New Sprinkler System, Sod And Landscaping, Concrete Patio And Overhead Awning. Absolutely Adorable - You Won'T Find Anything In This Excellent Neighborhood For This Unbelievable Price!!!!



Addr: 4238 Keever Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** G101444
OP: \$499,000
LP: \$499,000 **SP:** \$490,000 **Apx SF:** 1,873
LD: 05/05/2008 **SD:** 11/06/2008 **\$/SF:** \$261.61
Beds: 3 **Bath To:** 2.00 **LotSF:** 6,105
YBl: 1969 **Prking:** Garage Door Opener **DOM:** 480
Elem: **Mid:** **High:**

Property Description: Remodeled In 2003 Kitchen & Bath Granite Countertop W/Maple Cabinets, Hardwood Floor, Double Paned Vinyl Window, Tile Roof, Central Air/Heat, Master'S Bedroom W/Walk-In-Closet, Bathtub W/Spa, Separate Standing Glass Shower. Landscaped Garden W/2 Car Detached Garage W/Long Driveway Good For A Boat, Alarm System, Brick Front Entry, Built In Mail Box.

Closed Sale Properties



Addr: 628 Avery Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P694726
OP: \$499,900
LP: \$499,900 **SP:** \$495,000 **Apx SF:** 2,600
LD: 07/10/2009 **SD:** 08/14/2009 **\$/SF:** \$190.38
Beds: 3 **Bath To:** 3.00 **LotSF:** 7,396
YBl: 1979 **Prking:** **DOM:** 4
Elem: **Mid:** **High:**

Property Description: Absolutely Spacious 2600Sf Pud Home On A Large Privatized Lot. 3 Bedrms, 3 Full Bathrooms Complete With Large Master Bath Featuring His And Hers Sinks, Spa Tub And Private Master Bath Patio. Large Family Room, Loft Area That Can Be Used As An Office Or Seperate Seating Area. Formal Dining Area Complete With Wet Bar, And Sliding Glass Doors Leading To A Private Patio Complete With Spa Makes This Home Perfect For Entertaining. 'Vanilla Canvas' Newly Painted Interior And Freshly Carpeted Ready For Your Personal Touches And Ready To Make Your Own. Appliance Voucher To Sears Given @ Close Of Escrow.



Addr: 3529 Olive Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P690926
OP: \$529,000
LP: \$529,000 **SP:** \$505,000 **Apx SF:** 1,250
LD: 06/10/2009 **SD:** 08/13/2009 **\$/SF:** \$404.00
Beds: 3 **Bath To:** 2.00 **LotSF:** 4,445
YBl: 1940 **Prking:** Garage Door Opener **DOM:** 42
Elem: **Mid:** **High:**

Property Description: A Meticulous Cottage-Style Home Located On One Of California Heights Most Beautiful Tree-Lined Streets! Gleaming Wood Floors And Newer Energy Efficient Dual-Glazed Windows Throughout. Light Filled Living Room Washed In Warm Colors With Wood Burning Fireplace And Lots Of Windows Overlooking Front Sitting Veranda. Formal Dining Room Leading To Remodeled Kitchen With Silestone Countertops, Recessed Lighting And Plenty Of Storage And Pantry Space. Very Large Step-Down Master Suite With Ceiling Fan, Huge Walk-In Closet And Remodeled Master Bath. Two Additional Bedrooms Are Generously Proportioned With Ample Closet Space. Long Hallway With Rows Of Linen Closets And Additional Pantry Space. Very Private And Charming Lush Rear Yard With Mature Foliage And Large Avocado And Fig Trees. Two Car Alley Access Garage With Laundry Facilites. Forced Heat And Air-Conditioning. A Must Show And Priced To Sell Fast!!!



Addr: 639 Avery Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** R903478
OP: \$549,900
LP: \$549,900 **SP:** \$525,000 **Apx SF:** 2,554
LD: 06/02/2009 **SD:** 08/19/2009 **\$/SF:** \$205.56
Beds: 3 **Bath To:** 3.00 **LotSF:** 4,709
YBl: 1979 **Prking:** **DOM:** 45
Elem: Los Cerritos **Mid:** Hughes **High:** Poly

Property Description: Meander Through The Prestigious Virginia Country Club Neighborhood And Enter The Gated And Beautifully Landscaped Townhome Community Of Crown Pointe. Enter This 2554 Square Foot Home And Admire The Stained Glass Window, Newer Carpeting, Open Floor Plan, Skylights!! Downstairs Are A Formal Living Room With Fireplace, Large Dining Area, Powder Room, Remodeled Kitchen With Sunny Breakfast Nook, Plus A Luxurious Master Suite With Fireplace, Lots Of Closets, And Sumptuous Bath!! The Master Suite And Living Room Open To A Spacious Private Balcony!! Huge Family Room Plus 2 Bedrooms And A Bath Upstairs. Attached 2-Car Garage, Central Heat And Air, Lots More. A Great Value For A Terrific Home!!

Closed Sale Properties



Addr: 3918 Cedar Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P644385
OP: \$760,000
LP: \$599,900 **SP:** \$575,000 **Apx SF:** 2,264
LD: 06/27/2008 **SD:** 08/06/2009 **\$/SF:** \$253.98
Beds: 3 **Bath To:** 3.00 **LotSF:** 7,150
YBl: 1939 **Prking:** **DOM:** 405
Elem: Los Cerritos **Mid:** Hughes **High:** Polytecnic

Property Description: Charming Pool Home In The Heart Of The Virginia Country Club Neighborhood. Features Formal Living Room With Hardwood Floors And Cozy Fireplace. New Central Heat/Ac. Walk Through The Updated Kitchen, There Is A Door Leading You To The Swimming Pool. Extra Large Family Room With Tile Floors And New Carpet Has Sliding French Doors That Also Lead You To The Pool Area. Spacious Master Suite, New Carpet, Newer Paint, And Newer Blinds Throughout. All Copper Plumbing. Must Come And See And You Will Absolutely Love This Charming Home. Short Sale



Addr: 3825 North Chestnut Long Beach **MLS #:** P670358
Area: Bixby- Bixby Knolls- Los Cerritos
OP: \$859,000
LP: \$625,000 **SP:** \$610,000 **Apx SF:** 1,988
LD: 12/28/2008 **SD:** 07/31/2009 **\$/SF:** \$306.84
Beds: 2 **Bath To:** 2.00 **LotSF:** 10,725
YBl: 1951 **Prking:** **DOM:** 230
Elem: Los Cerritos **Mid:** Hughes **High:** Poly

Property Description: Traditional Mid-Century Home In A Charming, Tree Lined Location In The Los Cerritos Area Of Long Beach. Spacious 'Lot & 1/2' Gives The Home Plenty Of Room And Privacy. Large Rooms With Quaint Builtins And Original Hardwood Floors. Forced Air Heating, Rear Patio And Large Back Yard With Two Separate Double Car Garages. This Home Has Never Been Sold And Was Occupied By The Original Owner/Builder. Any Questions, Feel Free To Contact Listing Agent.



Addr: 4641 North Cerritos Long Beach **MLS #:** P688932
Area: Bixby- Bixby Knolls- Los Cerritos
OP: \$699,900
LP: \$665,000 **SP:** \$657,000 **Apx SF:** 2,000
LD: 05/27/2009 **SD:** 08/18/2009 **\$/SF:** \$328.50
Beds: 3 **Bath To:** 2.00 **LotSF:** 9,620
YBl: 1953 **Prking:** **DOM:** 71
Elem: **Mid:** **High:**

Property Description: Dramatic Price Reduction. Priced To Sell Today Completely Remodeled In 2008 With No Expense Spared~~Finest Materials And Workmanship! This Is An Entertainer'S Dream Home With An Open Floor Plan. Enter The Front Courtyard Through The Reeded Glass Door And Begin Enjoying The Experience. The Master Bedroom Suite Includes A Beautifully Appointed Bathroom And French Doors Leading To The Park-Like Backyard. The Kitchen Includes All Kitchenaid Stainless Steel Appliances, Cesar Stone Counters And Glass Tile, Custom Cabinetry And Hardware. Casual Breakfast Bar And Formal, Open Dining Room. New Central Heat And Air Conditioning. The Living Room Features A Romantic Granite Fireplace With A Custom Mantle And Opens To The Beautifully Landscaped Backyard. Brand New 3/4' Hardwood Flooring Throughout The Home. There Are Not Words To Adequately Describe The Beauty And Quality Of This Home. This Is A Must See!

Closed Sale Properties



Addr: 4447 North Country Club Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P660360
OP: \$829,000
LP: \$699,000 **SP:** \$710,000 **Apx SF:** 1,704
LD: 10/13/2008 **SD:** 08/04/2009 **\$/SF:** \$416.67
Beds: 2 **Bath To:** 2.00 **LotSF:** 7,500
YBl: 1940 **Prking:** **DOM:** 268
Elem: Los Cerritos **Mid:** Hughes **High:** Poly

Property Description: Wow Great Price! Located On Private & Gated Country Club Lane And Overlooking The Beautiful Private Virginia Country Club Golf Course. Formal Living Room W/Fireplace, Dining Room W/Built-In China Closet, Family Room, Updated Open Kitchen & Separate Laundry Room. Master Suite Features His & Hers Walk-In Closets. Master Bath Has Dual-Bowl Vanity, Two-Person Shower, Toto Toilet. Guest Bedroom Is Adjacent To Hallway Bath. Wonderful Hardwood Flooring Is In The Living & Dining Rooms & Family Room. Foyer & Kitchen Feature Designer Concrete Tile Flooring, & All Bedrooms Have Wall-To-Wall Carpeting. Master Suite, Living Room & Den All Afford Stunning Golf Course Views! Backyard Features A Huge Raised Deck W/Pergola & Entertainment Area. Enjoy Fabulous Views Of The Prestigious Virginia Country Club Golf Course & The 18Th Fairway From This Resort-Like Property In One Of Long Beach'S Finest Neighborhoods! You Won'T Find A Better Golf Course Property Anywhere Else For This Price! Don'T Wait !!!!!



Addr: 3735 Linden Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** R903764
OP: \$695,000
LP: \$695,000 **SP:** \$730,000 **Apx SF:** 2,345
LD: 06/13/2009 **SD:** 08/05/2009 **\$/SF:** \$311.30
Beds: 4 **Bath To:** 3.00 **LotSF:** 14,000
YBl: 1925 **Prking:** **DOM:** 12
Elem: Longfellow **Mid:** Hughes **High:** Poly

Property Description: Highly Upgraded Spanish On A Huge 70' X 200' Lot In The Heart Of Bixby Knolls. This One Level Home Has Exceptional Qualities Such As Two Batchelder Tile Fireplaces (Living Room And Family Room), Original 1925 Sconces, 12' Family Room Ceiling, Hardwood Floors, Koa(?)Wood Trim On The Door And Window Molding As Well As Many Doors, Beamed Ceiling, Beautiful Bath Tile With Enclosed Shower-Tub, Huge Family Room Sky Light, 9 Fruit Tree Orchard, And A 15' X 33' Heated Pool. Inside The Home There Is A New A Gourmet Kitchen With Granite Counters, Vegetable Sink, New Appliances, 8' Eating Bar Surrounding A Stove Island, New Paint In And Out, Hardwood Floor Refinish, Berber Carpeting, New Roof, And So Much More. This Property Evokes A Zen Serenity, Yet Has The Spaciousness To Accomodate A Large Family. The Lot Is One Of The Largest In Long Beach With A Pool, Gardens And Orchard. This Location Is Walking Distance To Prized Longfellow Elementary And Hughes Middle Schools. You'Re Guaranteed To Enjoy!

Closed Sale Properties



Addr: 8 La Linda Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** R903928
OP: \$895,000
LP: \$895,000 **SP:** \$850,000 **Apx SF:** 2,327
LD: 06/20/2009 **SD:** 08/14/2009 **\$/SF:** \$365.28
Beds: 4 **Bath To:** 2.00 **LotSF:** 7,840
YBl: 1946 **Prking:** **DOM:** 55
Elem: Longfellow **Mid:** Hughes **High:** Poly

Property Description: This Is Truly One Of The Most Magnificent Homes In The Virginia Country Club. It Is A Model Showcase! This Highly Updated Home Features Oak Floors, Living Room Fireplace With Black Galaxy Hearth, 'Jacquard' Fabric Wainscoting With Sound Absorbing Padding In Picture Frame Molding, Fluted Columns, Toile Wall Paper, Recessed Lights, Plantation Shutters With A Lacquer Finish, And Brass Chandeliers. The Kitchen Has Hand Crafted Kitchen Cabinets With Honed Travertine Counters In Walnut And Cream Hues, 'Miele' Incognito Dishwasher, Franke Extra Deep Tubs, Blum Motion Glide Drawers, Custom Beaded Back Splash, And An Atrium Window Overlooking The Garden. The Down Bedroom Ensuite Consists Of A Bedroom And Sitting Room Adjacent To A Full Bath. Upstairs Are 3 Bedrooms. The Large Main Bedroom Has 5 Closets. The Up Bath Has Embossed Water Proof Wallpaper And A Dual Swing Frosted Shower Door. There Are Extensive Yards And Patios As Well As A Doll House/Shed. Gated La Linda Dr. Is A Prime Location.



Addr: 4141 North Virginia Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** R902493
OP: \$1,195,000
LP: \$1,195,000 **SP:** \$1,150,000 **Apx SF:** 3,430
LD: 04/15/2009 **SD:** 07/29/2009 **\$/SF:** \$335.28
Beds: 5 **Bath To:** 5.00 **LotSF:** 10,520
YBl: 1915 **Prking:** Oversized **DOM:** 90
Elem: Los Cerritos **Mid:** Hughes **High:** Poly

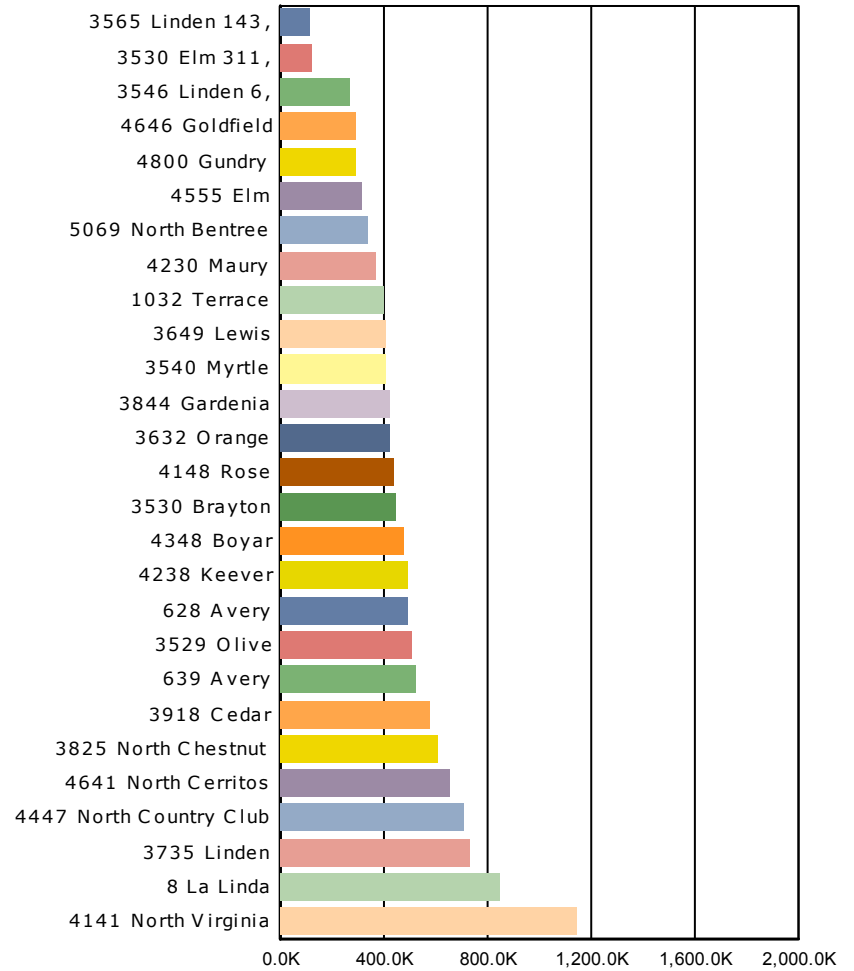
Property Description: Magnificently Redone California Bungalow With Top Quality Materials And Appliances On 10,000+ Square Foot Lot In The Heart Of Virginia Country Club. Park Your Car Under The Porte Cochere And Enter This Elegant Home. This Showcase Features 5 Bedrooms (Including A Guest), And 5 Baths With Yard, Extensive Patio, And Summer Kitchen. The Interior Has Been Upgraded With Triple Crown Moldings, Limestone And Marble Floors, Recessed Ceilings, Wine Cellar, Family Room, 2 Fireplaces, And 3 Master Suites. The Bright Kitchen Overlooks The Family Room And Patio. It Features 43 Doors Of Maple Wood Cabinets, Kitchenaid Refrigerator/Freezer And Dishwasher, Thermador Professional 6 Burner Cooktop, Ovens And Heat Lamp, Stainless Steel Double Sink, Vegetable Sink, Pantry, And Granite Counter Tops. There Is Extensive Use Of Skylights, Solar Tubing And Recessed Lights To Create A Bright And Sunny Atmosphere. Yet This Coxy Home Retains The Essence Of A Grand California Bungalow. So Much More. Come And Enjoy.

Date: 10/27/2009

CMA Pro Report

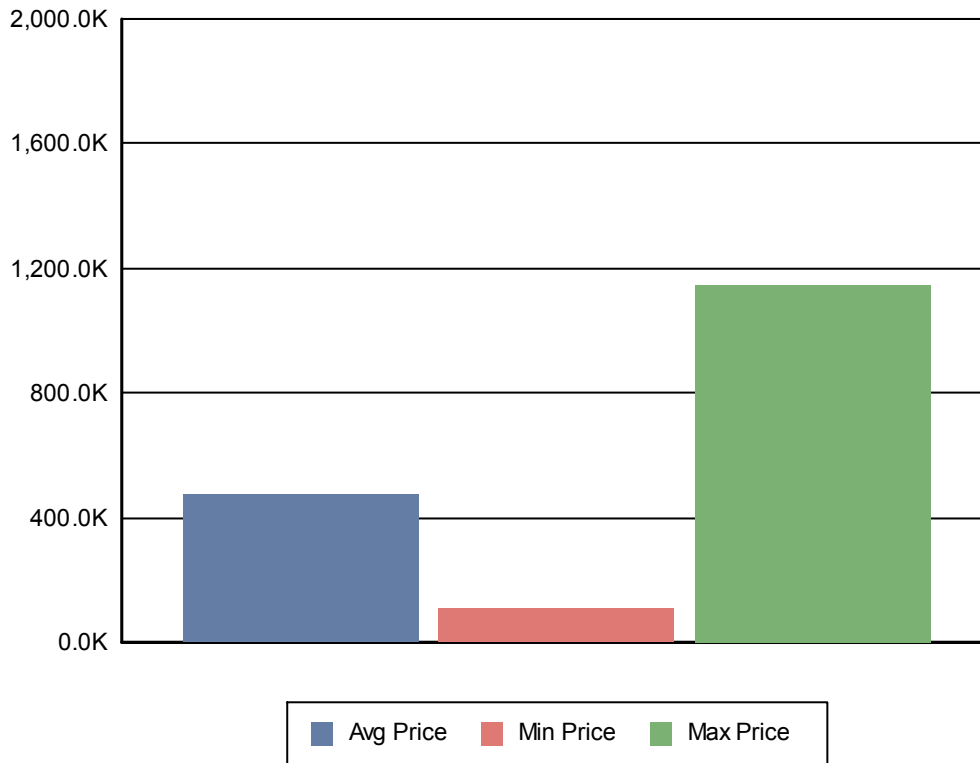
Closed Sale Properties

Total # of Listings	27
Lowest Price	\$112,000
Highest Price	\$1,150,000
Average Price	\$475,519
Avg. Price/SqFt	\$296.58
Avg DOM	105



CMA Pro Report

Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Closed Sale	\$112,000	\$1,150,000	\$475,519	\$296.58
Totals / Averages	\$112,000	\$1,150,000	\$475,519	\$296.58

Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
3565 Linden 143, Long Beach	\$120,000	\$112,000	133	-%6.67	\$172.31
3530 Elm 311, Long Beach	\$111,500	\$120,000	1	%7.62	\$162.16
3546 Linden 6, Long Beach	\$269,000	\$270,000	152	%0.37	\$250.46
4646 Goldfield Long Beach	\$284,900	\$290,000	57	%1.79	\$290.00
4800 Gundry Long Beach	\$275,000	\$295,000	11	%7.27	\$364.20
4555 Elm Long Beach	\$299,000	\$315,000	7	%5.35	\$390.82
5069 North Bentree Long Beach	\$299,900	\$340,000	49	%13.37	\$283.10
4230 Maury Long Beach	\$410,000	\$370,000	227	-%9.76	\$230.96
1032 Terrace Long Beach	\$439,500	\$400,000	104	-%8.99	\$289.02
3649 Lewis Long Beach	\$449,000	\$407,000	71	-%9.35	\$392.10
3540 Myrtle Long Beach	\$409,000	\$410,000	3	%0.24	\$429.32
3844 Gardenia Long Beach	\$399,900	\$420,000	103	%5.03	\$292.48
3632 Orange Long Beach	\$424,900	\$424,000	127	-%0.21	\$212.21
4148 Rose Long Beach	\$350,000	\$440,000	5	%25.71	\$241.63
3530 Brayton Long Beach	\$435,000	\$450,000	70	%3.45	\$309.07
4348 Boyar Long Beach	\$479,000	\$479,000	8	%0.00	\$318.48
4238 Keever Long Beach	\$499,000	\$490,000	480	-%1.80	\$261.61
628 Avery Long Beach	\$499,900	\$495,000	4	-%0.98	\$190.38
3529 Olive Long Beach	\$529,000	\$505,000	42	-%4.54	\$404.00

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639 Avery Long Beach	\$549,900	\$525,000	45	-%4.53	\$205.56
3918 Cedar Long Beach	\$599,900	\$575,000	405	-%4.15	\$253.98
3825 North Chestnut Long Beach	\$625,000	\$610,000	230	-%2.40	\$306.84
4641 North Cerritos Long Beach	\$665,000	\$657,000	71	-%1.20	\$328.50
4447 North Country Club Long Beach	\$699,000	\$710,000	268	%1.57	\$416.67
3735 Linden Long Beach	\$695,000	\$730,000	12	%5.04	\$311.30
8 La Linda Long Beach	\$895,000	\$850,000	55	-%5.03	\$365.28
4141 North Virginia Long Beach	\$1,195,000	\$1,150,000	90	-%3.77	\$335.28
Total Averages	\$478,048	\$475,519	105	%0.50	\$296.58

Note: Selected properties without SQFT values are not included in the "Average per Sqft" calculations

Property Summary

S	Street Address	Bds	Bth	Sqft	Built	L Price	S Price	Sold Date	DOM
S	3565 Linden 143	1	1.00	650	1973	\$120,000	\$112,000	08/20/2009	133
S	3530 Elm 311	1	1.00	740	1979	\$111,500	\$120,000	08/17/2009	1
S	3546 Linden 6	2	2.00	1,078	2002	\$269,000	\$270,000	08/17/2009	152
S	4646 Goldfield	3	1.00	1,000	1944	\$284,900	\$290,000	08/11/2009	57
S	4800 Gundry	2	1.00	810	1942	\$275,000	\$295,000	08/05/2009	11
S	4555 Elm	2	1.00	806	1945	\$299,000	\$315,000	08/27/2009	7
S	5069 North Bentree	3	1.00	1,201	1943	\$299,900	\$340,000	08/08/2009	49
S	4230 Maury	3	2.00	1,602	1942	\$410,000	\$370,000	08/13/2009	227
S	1032 Terrace	4	2.00	1,384	1949	\$439,500	\$400,000	08/10/2009	104
S	3649 Lewis	2	1.00	1,038	1927	\$449,000	\$407,000	07/30/2009	71
S	3540 Myrtle	2	1.00	955	1946	\$409,000	\$410,000	08/24/2009	3
S	3844 Gardenia	3	2.00	1,436	1946	\$399,900	\$420,000	08/17/2009	103
S	3632 Orange	4	3.00	1,998	1945	\$424,900	\$424,000	08/07/2009	127
S	4148 Rose	3	2.00	1,821	1942	\$350,000	\$440,000	08/25/2009	5
S	3530 Brayton	2	2.00	1,456	1927	\$435,000	\$450,000	07/30/2009	70
S	4348 Boyar	3	2.00	1,504	1944	\$479,000	\$479,000	08/26/2009	8
S	4238 Keever	3	2.00	1,873	1969	\$499,000	\$490,000	11/06/2008	480
S	628 Avery	3	3.00	2,600	1979	\$499,900	\$495,000	08/14/2009	4
S	3529 Olive	3	2.00	1,250	1940	\$529,000	\$505,000	08/13/2009	42
S	639 Avery	3	3.00	2,554	1979	\$549,900	\$525,000	08/19/2009	45
S	3918 Cedar	3	3.00	2,264	1939	\$599,900	\$575,000	08/06/2009	405
S	3825 North Chestnut	2	2.00	1,988	1951	\$625,000	\$610,000	07/31/2009	230
S	4641 North Cerritos	3	2.00	2,000	1953	\$665,000	\$657,000	08/18/2009	71
S	4447 North Country Club	2	2.00	1,704	1940	\$699,000	\$710,000	08/04/2009	268
S	3735 Linden	4	3.00	2,345	1925	\$695,000	\$730,000	08/05/2009	12
S	8 La Linda	4	2.00	2,327	1946	\$895,000	\$850,000	08/14/2009	55
S	4141 North Virginia	5	5.00	3,430	1915	\$1,195,000	\$1,150,000	07/29/2009	90