

Closed Sale Properties



Addr: 3511 Elm 412, Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P703657
OP: \$104,900
LP: \$104,900 **SP:** \$105,000 **Apx SF:** 700
LD: 09/17/2009 **SD:** 10/30/2009 **\$/SF:** \$150.00
Beds: 1 **Bath To:** 1.00 **LotSF:** 597
YBl: 1971 **Prking:** **DOM:** 16
Elem: **Mid:** **High:**

Property Description: ***Chataeu Theirry Condo*** Great Opportunity To Own This 1 Bedroom, 1 Bathroom Condo! Features Include: Tiled Entry With Closet; Living Room With Carpet; Dining & Kitchen Combo With Granite Contertops, Stainless Steel Sink, And Disposal. Bedroom Has Walk In Closet & Opens Out To A Private Balcony. 1 Parking Space With Storage. Don'T Miss Out On This Great Opportunity!!!



Addr: 3375 Pasadena 48, Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** R809752
OP: \$139,000
LP: \$139,000 **SP:** \$145,000 **Apx SF:** 745
LD: 10/22/2008 **SD:** 10/23/2009 **\$/SF:** \$194.63
Beds: 1 **Bath To:** 1.00 **LotSF:** 1,485
YBl: 1979 **Prking:** **DOM:** 125
Elem: **Mid:** **High:**

Property Description: Here You Go Agents! A Beautiful Looking Condo Right Off The 405 Fwy. Also Walking Distance To Schools, Parks And Shops. Excellent For First Time Buyers. This Condo Does Offer Many Extras !!!



Addr: 4505 North California 401, Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P684192
OP: \$245,000
LP: \$225,000 **SP:** \$215,000 **Apx SF:** 1,349
LD: 04/12/2009 **SD:** 10/09/2009 **\$/SF:** \$159.38
Beds: 2 **Bath To:** 2.00 **LotSF:** 545
YBl: 1974 **Prking:** Subterranean, Gated **DOM:** 15
Elem: **Mid:** **High:**

Property Description: Large 2 Bedroom 2 Bath Corner Unit. Beautiful Kitchen Big Enough For Table And Chairs. Convenient Pass-Through Windo To Dining Room. Very Large Living Room / Dining Room With Traditional Crystal Chandelier. Carpet In Living, Dining And Bedrooms With Tile Entry. Mirrored Closet Doors In Master Bedroom. Ample Sized Balcony With Panoramic View Of The Mountains And California Ave.Both Laundry And Elevator Are Near By. Market, Drug Store, Restaurant And Home Supply Store All Within Easy Walking Distance.

Closed Sale Properties



Addr: 3725 Country Club 12, Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** R903939
OP: \$225,000
LP: \$225,000 **SP:** \$230,000 **Apx SF:** 954
LD: 06/18/2009 **SD:** 10/05/2009 **\$/SF:** \$241.09
Beds: 2 **Bath To:** 2.00 **LotSF:** 2,395
YBl: 1974 **Prking:** See Remarks **DOM:** 24
Elem: **Mid:** **High:**

Property Description: Beautiful 2 Bedroom, 2 Bath Upper End Unit Condo In The Country Club Villas Directly Across From Los Cerritos Park. Recently Repainted And Recarpeted In Neutral Colors, This Unit Features Vaulted Ceilings With Exposed Beams, And A Balcony Off The Front Entrance. Seller Is Including A Refrigerator, Washer, And Dryer In The Sale. Unit Includes 1 Enclosed Garage Space And 1 Parking Space. Country Club Villas Features Swimming Pool, Spa, Tennis Courts, Workout Room, Sauna...



Addr: 3530 North Elm 109, Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P684354
OP: \$279,000
LP: \$259,000 **SP:** \$241,000 **Apx SF:** 1,094
LD: 04/21/2009 **SD:** 10/28/2009 **\$/SF:** \$220.29
Beds: 2 **Bath To:** 2.00 **LotSF:** 265
YBl: 1979 **Prking:** Subterranean, Gated **DOM:** 155
Elem: **Mid:** **High:**

Property Description: Very Light And Spacious Corner Unit. Ready To Move In. This Is A Trust With No Court Confirmation Required. Seller Will Allow Fha Financing



Addr: 1700 East Carson Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P685618
OP: \$291,900
LP: \$291,900 **SP:** \$300,000 **Apx SF:** 1,220
LD: 04/30/2009 **SD:** 10/05/2009 **\$/SF:** \$245.90
Beds: 2 **Bath To:** 1.00 **LotSF:** 6,150
YBl: 1940 **Prking:** **DOM:** 36
Elem: **Mid:** **High:**

Property Description: Single Family Home Located In Bixby Knolls. Homes Has A Large Backyard With Detached Two Car Garage. Property Is Zoned R4. Hardwood Floors, Large Living Room And Laundry Room Make This A Great Property.

Closed Sale Properties



Addr: 5100 Gaviota Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P662864
OP: \$399,000
LP: \$319,900 **SP:** \$310,000 **Apx SF:** 1,502
LD: 10/30/2008 **SD:** 09/30/2009 **\$/SF:** \$206.39
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,350
YBl: 1942 **Prking:** **DOM:** 196
Elem: **Mid:** **High:**

Property Description: Ridgewood Heights Diamond In The Rough.Great Buy For Someone Looking For A Fixer.3Rd Bedroom No Longer Has A Closet And Is Used As An Office. Property Has 2 Kitchens And Could Be Made Into A Duplex For 2 Families. Has Large Family Room And Is An Excellent Home For Entertaining. Master Suite Is Huge With 2 Large Closets And Private Bathroom.Beautiful Hardwood Floors.Nice Laundry Room. Home Just Needs A Little Tlc To Be A Real Gem ! Not A Short Sale. Please Do Not Show Home After 6:00 Pm.



Addr: 1422 East Hardwick Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P699890
OP: \$294,900
LP: \$294,900 **SP:** \$320,000 **Apx SF:** 1,170
LD: 08/17/2009 **SD:** 10/28/2009 **\$/SF:** \$273.50
Beds: 4 **Bath To:** 1.00 **LotSF:** 6,630
YBl: 1942 **Prking:** **DOM:** 61
Elem: **Mid:** **High:**

Property Description: Great Property-Corner Lot-Maybe Rv Parking~4 Bedrooms-New Carpets-New Paint. Show Great. 2 Garage Detached. Separate Laundry Room. Subject To Court Confirmation-Sold 'As Is' Condition. Court Date 10/15/09 1:30 P.M. Long Beach Mun.Court 415 W. Ocean Blvd. Dept 11. First Overbid Is \$336,500.00.



Addr: 1060 East Luray Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** K09041574
OP: \$320,000
LP: \$320,000 **SP:** \$325,000 **Apx SF:** 1,332
LD: 04/06/2009 **SD:** 10/27/2009 **\$/SF:** \$243.99
Beds: 3 **Bath To:** 2.00 **LotSF:** 6,140
YBl: 1947 **Prking:** **DOM:** 7
Elem: **Mid:** **High:**

Property Description: 3 Bedroom 2 Bath Home Located In Very Desirable Area Of Long Beach.



Addr: 4519 Atlantic Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** C09047596
OP: \$355,800
LP: \$355,800 **SP:** \$330,000 **Apx SF:** 1,271
LD: 04/16/2009 **SD:** 09/29/2009 **\$/SF:** \$259.64
Beds: 3 **Bath To:** 2.00 **LotSF:** 6,000
YBl: 1945 **Prking:** Driveway **DOM:** 106
Elem: **Mid:** **High:**

Property Description:

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Addr: 3634 Falcon Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P688283
OP: \$325,000
LP: \$325,000 **SP:** \$350,000 **Apx SF:** 1,140
LD: 05/19/2009 **SD:** 10/30/2009 **\$/SF:** \$307.02
Beds: 2 **Bath To:** 2.00 **LotSF:** 3,200
YBl: 1960 **Prking:** **DOM:** 137
Elem: **Mid:** **High:**

Property Description: California Heights Opportunity! This Home Features: 2 Bedrooms With Approximately 1140 Sq. Ft. ~Large Living Room With Tile Entry ~ Spacious Kitchen With Tile Flooring, Tile Counters, Light And Bright With Dining Area ~Large Bedrooms With Closet Space ~Pedestal Sink In Master Bathroom With Cabinetry In Both Baths ~Updated With Newer Faucets, Lighting Fixtures, Crown Molding And Baseboards ~Oversized 2 Car Garage With Alley Access, Work Bench, Laundry Hook-Ups And Newer Garage Door ~Private Large Patio ~Curb Appeal With Awnings. A Must See At This Price!



Addr: 4449 Rose Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P695111
OP: \$350,000
LP: \$350,000 **SP:** \$350,000 **Apx SF:** 1,246
LD: 07/12/2009 **SD:** 10/20/2009 **\$/SF:** \$280.90
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,994
YBl: 1944 **Prking:** Gated, Driveway **DOM:** 15
Elem: **Mid:** **High:**

Property Description: Bixby Highlands Diamond In The Rough! 3 Bedrooms/ 2 Baths Plus Family Room. Hardwood Floors Under Newer Carpet, Fireplace In Livingroom. Priced To Sell At \$350,000.



Addr: 3624 Myrtle Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P674558
OP: \$489,000
LP: \$399,500 **SP:** \$350,000 **Apx SF:** 1,228
LD: 02/04/2009 **SD:** 10/12/2009 **\$/SF:** \$285.02
Beds: 3 **Bath To:** 1.00 **LotSF:** 5,500
YBl: 1929 **Prking:** **DOM:** 208
Elem: **Mid:** **High:**

Property Description: Major-Major Fixer With No Improvements For 20+ Years (Tenant Occupied). Tenants Moving Mid Oct Or Sooner (60 Day Notice Given). Rare Single Story 3 Bedroom Home Needs Kitchen And Bath Redone Including Flooring And All Interior. Will Probably Not Qualify By Fha Lender In Current Condition. Try Large Downpayment Or Cash For Quick Sale. Owner Will Discount For This. Call Listing Agent For Update.

Closed Sale Properties



Addr: 913 East Terrace Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P692444
OP: \$375,000
LP: \$375,000 **SP:** \$375,000 **Apx SF:** 1,366
LD: 06/22/2009 **SD:** 10/27/2009 **\$/SF:** \$274.52
Beds: 2 **Bath To:** 1.00 **LotSF:** 8,556
YBl: 1947 **Prking:** **DOM:** 82
Elem: **Mid:** **High:**

Property Description: Not A Short Sale Absolutely Gorgeous Ridgewood Hights Home, 2-Bedrooms 1-Bath With Large Family Room, Large Living Room With Fire Place, Dining Area, 2-Car Garage With Long Driveway, Covered Patio, Plenty Of Room To Grow, Entertain Your Family And Friends In This Huge Back Yard.



Addr: 1202 East Cartagena Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P695973
OP: \$395,000
LP: \$395,000 **SP:** \$395,000 **Apx SF:** 1,377
LD: 07/20/2009 **SD:** 10/05/2009 **\$/SF:** \$286.86
Beds: 2 **Bath To:** 2.00 **LotSF:** 7,490
YBl: 1942 **Prking:** **DOM:** 35
Elem: Longfellow **Mid:** hughes **High:**

Property Description: Excellent Oportunity! Beutiful House In A Corner Lot, Right In The Heart Of Bixby Knolls/California Hights Area. Excellent Schools, Huge Lot, Big Den, Central Heather/Ac, Alley Access, Fire Place, Rv Parking Space,Front,Side And Back Yards. Front And Back Yards With Fruit Trees! This Is A Regular Sale! Sold 'As-Is'.



Addr: 1325 East Luray Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** S09061092
OP: \$660,000
LP: \$415,000 **SP:** \$400,000 **Apx SF:** 2,001
LD: 06/01/2009 **SD:** 10/05/2009 **\$/SF:** \$199.90
Beds: 3 **Bath To:** 4.00 **LotSF:** 7,200
YBl: 1942 **Prking:** **DOM:** 113
Elem: **Mid:** **High:**

Property Description: This Home Features 4 Bedrooms With 4 Baths With Approximately 2,001 Sq.Ft, Large Living Room With Title Entry, Spacious Kitchen With Title Flooring, Title Counters, Light And Bright With Dinning Area, Large Bedrooms With Closet Space, Large Patio. Very Nice And Cozy Home.

Closed Sale Properties



Addr: 1086 East Terrace Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P703100
OP: \$389,900
LP: \$389,900 **SP:** \$405,000 **Apx SF:** 1,275
LD: 09/14/2009 **SD:** 10/26/2009 **\$/SF:** \$317.65
Beds: 3 **Bath To:** 2.00 **LotSF:** 4,660
YBl: 1947 **Prking:** **DOM:** 28
Elem: **Mid:** **High:**

Property Description: Not A Short Sale Or Reo! Note: Property Does Not Qualify For Fha Financing...We Will Return Your Calls And Respond To Your Offers In A Timely Fashion. This Is A Very Nice And Spacious 3 Bedroom, 1.75 Bath Home(1275 Sqft) In A Very Quiet And Peaceful Neighborhood. Property Has Hardwood Floors, A Large Living Room With Wood-Burning Fireplace, Large Dining Area, And A Spacious Kitchen Overlooking A Large Backyard And Brick Patio. The Bedrooms Are Large And Comfortable, With Ample Closet Space. The Interior And Exterior Have Been Professionally Painted, And The Roof Is Relatively New And In Great Shape. New Landscaping Has Been Installed, With A New Sprinkler System.



Addr: 1312 East Luray Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P698104
OP: \$429,900
LP: \$429,900 **SP:** \$419,900 **Apx SF:** 1,836
LD: 08/04/2009 **SD:** 10/05/2009 **\$/SF:** \$228.70
Beds: 4 **Bath To:** 2.00 **LotSF:** 5,546
YBl: 1942 **Prking:** **DOM:** 20
Elem: **Mid:** **High:**

Property Description: 4 Bedroom 2 Bath Home With Huge Family Room. Each Room Has Ceiling Fans. Addition Is Permitted. 2Nd Kitchen Area And Bath Could Be Converted To Another Unit. Covered Patio Great For Entertaining. Nice Landscaped Yards With Planters And Fruit Tree. Automatic Sprinklers In Front And Back. Double Attached Garage With Garage Door Opener. Close To Shopping And Freeway.



Addr: 4313 Walnut Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P693420
OP: \$449,000
LP: \$449,000 **SP:** \$435,000 **Apx SF:** 1,012
LD: 06/29/2009 **SD:** 09/29/2009 **\$/SF:** \$429.84
Beds: 2 **Bath To:** 2.00 **LotSF:** 6,270
YBl: 1944 **Prking:** Garage Door Opener, **DOM:** 80
Elem: **Mid:** **High:**

Property Description: This Beautiful Home Has Been Totally Remodeled Into A 2 Bedroom,2 Bath Home. It Features Custom Shutters,Crown Molding,Hardwood Floors,Woodburning Fireplace With Granite Accents. New Electrical,Copper Plumbing,New Sprinklers,Wireless Alarm System. Too Many Upgrades To List. And Then There Is The Fabulous Backyard With Access From The Kitchen And The Master Bedroom. Beautiful Landscaping,Relaxing Jacuzzi,Bbq Area And Dog Run Behind The Garage.This Is Definetely A Must See Property!

Closed Sale Properties



Addr: 327 East 44Th Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P700272
OP: \$419,900
LP: \$419,900 **SP:** \$439,000 **Apx SF:** 1,490
LD: 08/21/2009 **SD:** 10/02/2009 **\$/SF:** \$294.63
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,863
YBl: 1944 **Prking:** **DOM:** 5
Elem: **Mid:** **High:**

Property Description: Inviting Home With Dark Wood Floors, New Carpet, Large Kitchen, Tile Counters And Flooring, Large Family Room Leading To Yards, Covered Patio, Newer Roof, Forced Air Heat, A/C, Guest Home/Bonus Room With Kitchen/Bath Attached To Back Of 2 Car Garage, 2 Fireplaces. Home Was Featured In Commercial Recently. Located On Quiet Street. Large Laundry Room Located In House.



Addr: 3440 Walnut Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** S579332
OP: \$440,000
LP: \$440,000 **SP:** \$440,000 **Apx SF:** 1,099
LD: 06/24/2009 **SD:** 10/09/2009 **\$/SF:** \$400.36
Beds: 2 **Bath To:** 1.00 **LotSF:** 5,760
YBl: 1941 **Prking:** **DOM:** 93
Elem: **Mid:** **High:**

Property Description: Beautiful Cottage In Cal Heights! Newer Exterior & Interior Paint Along With Fresh Young Landscaping. Refinished Hardwood Floors And Plantation Shutters Throughout. Very Light And Bright. Living Room Has A Wood Burning Fireplace And Double French Doors Leading To An Oversized Back Yard That Has Finely Manicured Fruit Trees. Kitchen Has Recently Been Remodeled And Has A Breakfast Area And Inside Laundry Facilities. 2 Car Detached Garage With Alley Access.



Addr: 3844 Gardenia Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P700233
OP: \$499,499
LP: \$499,499 **SP:** \$489,000 **Apx SF:** 1,436
LD: 08/21/2009 **SD:** 10/30/2009 **\$/SF:** \$340.53
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,850
YBl: 1946 **Prking:** **DOM:** 40
Elem: Longfellow **Mid:** Hughes **High:**

Property Description: Not A Short Sale! Beautiful Three Bed, 2 Bathroom Plus Bonus Room Home In Prestigious Bixby Terrace. Hardwood Floors Throughout, Gorgeous Living Room With Fireplace And Bay Window, Huge Backyard, Energy Efficient Double Pane Windows, Crown Molding, Copper Plumbing, Lush Landscaping. Great Neighborhood In An Award Winning School District.

Closed Sale Properties



Addr: 3545 Olive Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P701556
OP: \$515,000
LP: \$515,000 **SP:** \$497,000 **Apx SF:** 1,168
LD: 09/01/2009 **SD:** 10/07/2009 **\$/SF:** \$425.51
Beds: 3 **Bath To:** 2.00 **LotSF:** 4,445
YBl: 1941 **Prking:** Garage Door Opener **DOM:** 38
Elem: Burroughs **Mid:** Hughes **High:** Polytechnic

Property Description: California Heights Updated 3 Brm 2 Bath Home. Enter To Hardwood Floors In Living Room W/Updated Windows & Plantation Shutters. Formal Dining Area Off Kitchen W/Hardwood Floors & Plantation Shutters. Updated Kitchen With All Appliances Included. Guest Bath Has Been Updated And Has Easy Access To Linen Closet. Both Guest Bedrooms Have Hardwood Floors And Are Nicely Sized. Master Suite Features Large Closet And Private Bathroom. Master Bath Has Been Completely Remodeled With New Shower, Tile Counters Over New Cabinets And Ere-Style Tile Floors. Large Rear Yard Is Ready For Entertainment With Concrete Patio Off Master & Hallway, Large Grassy Area And Side Area Ready For Gardening Off Of 2 Car Garage.



Addr: 3625 Rose Long Beach **MLS #:** P701520
Area: Bixby- Bixby Knolls- Los Cerritos
OP: \$519,900
LP: \$519,900 **SP:** \$500,000 **Apx SF:** 1,347
LD: 09/01/2009 **SD:** 10/23/2009 **\$/SF:** \$371.20
Beds: 3 **Bath To:** 1.00 **LotSF:** 5,760
YBl: 1938 **Prking:** Driveway **DOM:** 55
Elem: **Mid:** **High:**

Property Description: Beautifully Renovated Spanish Stucco 3 Bedroom Features Remodeled Kitchen W/ Granite Countertops And Tile Flooring, Remodeled Bath W/Granite Vanity, Custom Tile Flooring, Large, Bright Living Room W/Big Bay Window, Refinished Hardwood Floors, New Carpet And Ceiling Fans In Bedrooms, Has Large Separate Breakfast Room/Eating Area, Skylight In Hall. Auto-Timed Sprinklers Front And Rear. New Roof On House, Garage And Bonus Room, New Upgraded 100 Amp Electrical Panel. *****Bonus..Added Value*****Detached Bonus Room At Rear, Use For Artist Studio, Office, Gym/Workout Room, Play Room Or ??? *****This Is A Regular Listing, Not Reo/Short Sale...Can Close Quickly.



Addr: 3950 Falcon Long Beach **MLS #:** P698799
Area: Bixby- Bixby Knolls- Los Cerritos
OP: \$559,888
LP: \$499,888 **SP:** \$503,500 **Apx SF:** 1,724
LD: 08/09/2009 **SD:** 10/28/2009 **\$/SF:** \$292.05
Beds: 3 **Bath To:** 2.00 **LotSF:** 6,832
YBl: 1947 **Prking:** Driveway **DOM:** 80
Elem: **Mid:** **High:**

Property Description: Tradition Home In A Beautiful Area, Normal Sale, Tree Lined Street,Walking Distance To Marshall Park, Long Driveway With Rv Access. Well Maintained Home With Many Upgrades.Newer Roof, Open And Light Floor Plan, Large Formal Dining Room, Extra Large Family Room With A Brick Fireplace, Living Room Is Large And Light.Private Yard With Covered Patio.

Closed Sale Properties



Addr: 3475 Cerritos Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P690932
OP: \$519,900
LP: \$519,000 **SP:** \$519,000 **Apx SF:** 1,381
LD: 06/11/2009 **SD:** 10/16/2009 **\$/SF:** \$375.81
Beds: 3 **Bath To:** 1.00 **LotSF:** 6,400
YBl: 1927 **Prking:** **DOM:** 42
Elem: **Mid:** **High:**

Property Description: Back On Market As Of 7/27/09 A Beautiful Spanish Revival Home Located In Historical California Heights With Washed In Warm Interior Colors And Refinished Hardwood Floors Throughout! Large Living Room With Coved Ceiling, Picture Window And Display Niches With Built-In Desk And China Cabinet. Formal Dining Room With Arched French Paned Windows Overlooking Front Porch. Remodeled Kitchen With Corian Countertops, Garden Window, Lots Of Storage Cabinets And Pantry Space. Breakfast Room With Original China Cabinets. Remodeled Bathroom With Jet-Spa Tub And Corian Counters. Spacious Master Bedroom With Walk-In Closet. Two Additional Bedrooms, One With A French Slider Leading To Lush Rear Yard. Hallways With Linen Drawers, Closet And Additional Pantry Space. Forced Air Heat And Air Conditioning. Two Car Individually Doored Garage And Separate Laundry Facility. Large Rear Yard With Entertaining Pavilion. A Must Show And Priced To Sell Fast!



Addr: 3561 Cerritos Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P683997
OP: \$564,900
LP: \$540,950 **SP:** \$525,000 **Apx SF:** 1,766
LD: 04/17/2009 **SD:** 10/21/2009 **\$/SF:** \$297.28
Beds: 3 **Bath To:** 3.00 **LotSF:** 6,400
YBl: 1938 **Prking:** Driveway **DOM:** 155
Elem: **Mid:** **High:**

Property Description: Great Curb Appeal With The Reseeded Front Lawn! Warm Your Heart When You Walk Into This Large Living Room With Hardwood Floors. This Home Was Made For Entertaining With The Separate Dining Rom, Large Slider Leading To The Back Patio And Enjoy Your Time In The Sparkling Pool Or Moonlight In The Above Ground Spa. Good Size Bedrooms With A 3Rd Bdrm/Office W/Closet And Half Bath. The Master Bedroom Has Been Expanded And Features A Large Shower And Separate Dressing Area. This Large Home Boast 1,726 Sq Ft Of Living Space With A 2 Garage. This Home Has A Newer Roof, Copper Plumbing, Forced Heating And Air Conditiong And Dual Pane Windows. Are You Ready To Call This Home?



Addr: 3731 Chestnut Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** S09057425
OP: \$595,000
LP: \$595,000 **SP:** \$595,000 **Apx SF:** 1,440
LD: 05/25/2009 **SD:** 10/22/2009 **\$/SF:** \$413.19
Beds: 2 **Bath To:** 2.00 **LotSF:** 7,150
YBl: 1958 **Prking:** Garage Door Opener **DOM:** 152
Elem: Los Cerritos **Mid:** Hughes Middle Schoo **High:** Cabrillo/Polytechn

Property Description: Lovely Very Well Maintained & Upgraded 1 Level Home In Los Cerritos In Move In Condition On Large Lot. This Charming 2 Bedroom 2 Bath Home Has Remodeled Kitchen & Bathrooms, Newer Roof, Interior Paint, Refinished Hardwood Floors, Crown Moldings, Updated Fireplace In The Living Room, New Security System, New Front Sprinklers, New Hot Water Heater, Retractable Rear Awning To Enjoy Those Relaxing Times In The Back Yard, & 2 New Roll Up Electric Garage Doors With Openers. Lovely Private Fenced Back Yard With Lounge Area & Garden Or Play Areas For Children & Animals. 2 Story Garage Has Large Storage Area & Spacious Upper Unfinished Room With Both 220 & 120 Volt Electric Service. House Is In Walking Distance To Virginia Country Club, Los Cerritos Elementary School & Delightful Summer Concerts In The Nearby Park. This Is A Warm, Exceptionally Well Maintained & Cared For Home Where You Can Move In With Confidence That The Seller Wants You To Appreciate & Enjoy This Property As Much As They Do.

Closed Sale Properties



Addr: 3731 Chestnut Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** F1814843
OP: \$585,000
LP: \$595,000 **SP:** \$595,000 **Apx SF:** 1,440
LD: 07/14/2009 **SD:** 10/22/2009 **\$/SF:** \$413.19
Beds: 2 **Bath To:** 2.00 **LotSF:** 7,150
YBl: 1958 **Prking:** Garage Door Opener **DOM:** 95
Elem: Los Cerritos **Mid:** Hughes Middle Schoo **High:** Cabrillo or Polytec

Property Description: Lovely Very Well Maintained & Upgraded 1 Level Home In Los Cerritos In Move In Condition On Large Lot. This Charming 2 Bedroom 2 Bath Home Has Remodeled Kitchen & Bathrooms, Newer Roof, Interior Paint, Refinished Hardwood Floors, Crown Moldings, Updated Fireplace In The Living Room, New Security System, New Front Sprinklers, New Hot Water Heater, Retractable Rear Awning To Enjoy Those Relaxing Times In The Back Yard, & 2 New Roll Up Electric Garage Doors With Openers. Lovely Private Fenced Back Yard With Lounge Area & Garden Or Play Areas For Children & Animals. 2 Level Garage Has Large Storage Area & Spacious Upper Unfinished Room With Both 220 & 120 Volt Electric Service. House Is In Walking Distance To Virginia Country Club, Los Cerritos Elementary School & Delightful Summer Concerts In The Nearby Park. This Is A Warm, Exceptionally Well Maintained & Cared For Home Where You Can Move In With Confidence That The Seller Wants You To Appreciate & Enjoy This Property As Much As They Do.



Addr: 3749 North Weston Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P680676
OP: \$690,000
LP: \$637,000 **SP:** \$628,000 **Apx SF:** 920
LD: 03/23/2009 **SD:** 10/23/2009 **\$/SF:** \$682.61
Beds: 2 **Bath To:** 1.00 **LotSF:** 7,636
YBl: 1951 **Prking:** **DOM:** 149
Elem: Los Cerritos Elemen **Mid:** Hughes Middle Schoo **High:**

Property Description: Beautiful, Pride Of Ownership, Turn Key Home, 2 Bedroom, 1 Bath With An Addition Separate Home In Rear For Added Income To Help With Mortgage.(Rents For \$1425 A Month,Front House Rents For \$1950). Both Homes Remodeled With New Electric, Plumbing, Double-Pane Windows And New Kitchens. Both Homes Have Inside Laundry. Main House In Front Has Dishwasher And Stone Fireplace. Large Driveway With Electric Gate In Front. Finished 2 Car Garage With Lots Of Storage Space. Lots Of Extra Parking For Rv Or Toys. Patio With Landscape And Automatic Sprinklers. Located In The Virginia Country Club Area With Los Cerritos Elementary School District. Spa Hook Up Available. Concrete Block Wall All The Way Around The Property For Added Privacy.



Addr: 3753 North Weston Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P697340
OP: \$720,000
LP: \$715,000 **SP:** \$695,000 **Apx SF:** 2,000
LD: 07/29/2009 **SD:** 10/18/2009 **\$/SF:** \$347.50
Beds: 3 **Bath To:** 2.00 **LotSF:** 7,690
YBl: 1939 **Prking:** **DOM:** 86
Elem: **Mid:** **High:**

Property Description: Beautiful Home In Virginia Country Club Area. Completely Remodeled And Ready For You To Enjoy. 3 Bedrooms, 2 Bath. Large Master Suite W/Walk In Closets Designed By California Closets. Crown Molding, New Windows, Forced Air & Heat, Gleaming Wood Floors, Travertine Tile In Bathrooms, Modern Kitchen With Large Walk In Pantry,Appliances Included, Lots Of Built In Storage In Living Room, Built In Wine Rack, Large Family Room And Living Room. Oversized Backyard Landscaped With Palm Trees, Stamped Concrete And Jacuzzi Perfect For Entertaining. Automatic Sprinklers Front And Back. Dream Garage Finished With Peg Board And Lots Of Storage. A Must See!!

Closed Sale Properties



Addr: 3754 Locust Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** Y903128
OP: \$799,000
LP: \$799,000 **SP:** \$780,000 **Apx SF:** 4,417
LD: 06/25/2009 **SD:** 10/09/2009 **\$/SF:** \$176.59
Beds: 6 **Bath To:** 5.00 **LotSF:** 11,208
YBl: 2004 **Prking:** **DOM:** 20
Elem: **Mid:** **High:**

Property Description: Unbelievable Price For Bixby Knolls!! Gorgeous Detached Duplex, 6 Bedrooms, 5 Bath Plus Office In The Exclusive Neighborhood Of Bixby Knolls. This Home Has Newly Refinished Dark Hardwood Floors, 3 Fireplaces, Stunning Front Room With Majestic 2 Story Window, Spiral Staircase And Recessed Lighting. The Sizable Kitchen Has Attractive Granite Countertops With An Abundance Of Cherry Cabinets And Opens Up To The Expansive Family Room With An Eye-Catching Fireplace With New Mantel. The House Is Well Thought Out And Flows Into The Resort Like Backyard. The Back Unit Is Located At The Opposite End Of The Patio. It Has 3 Bedrooms, 1 Bath Has A Newly Remodeled Kitchen With Granite Counter Tops And New Cabinets. It Is Bright And Has Lots Of Storage, And An Indoor Laundry Room. Lastly, The Bedrooms In The Main House Are Located Up Stairs. The Grand Master Suite Has His And Her Closest, Cozy Fireplace, New Carpet, And A Balcony That Overlooks The Picturesque Patio.



Addr: 1041 East Amelia Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P681979
OP: \$1,050,000
LP: \$899,900 **SP:** \$885,000 **Apx SF:** 3,019
LD: 04/01/2009 **SD:** 10/23/2009 **\$/SF:** \$293.14
Beds: 4 **Bath To:** 4.00 **LotSF:** 10,880
YBl: 1951 **Prking:** Garage Door Opener, **DOM:** 169
Elem: Longfellow **Mid:** Hughes **High:** Poly

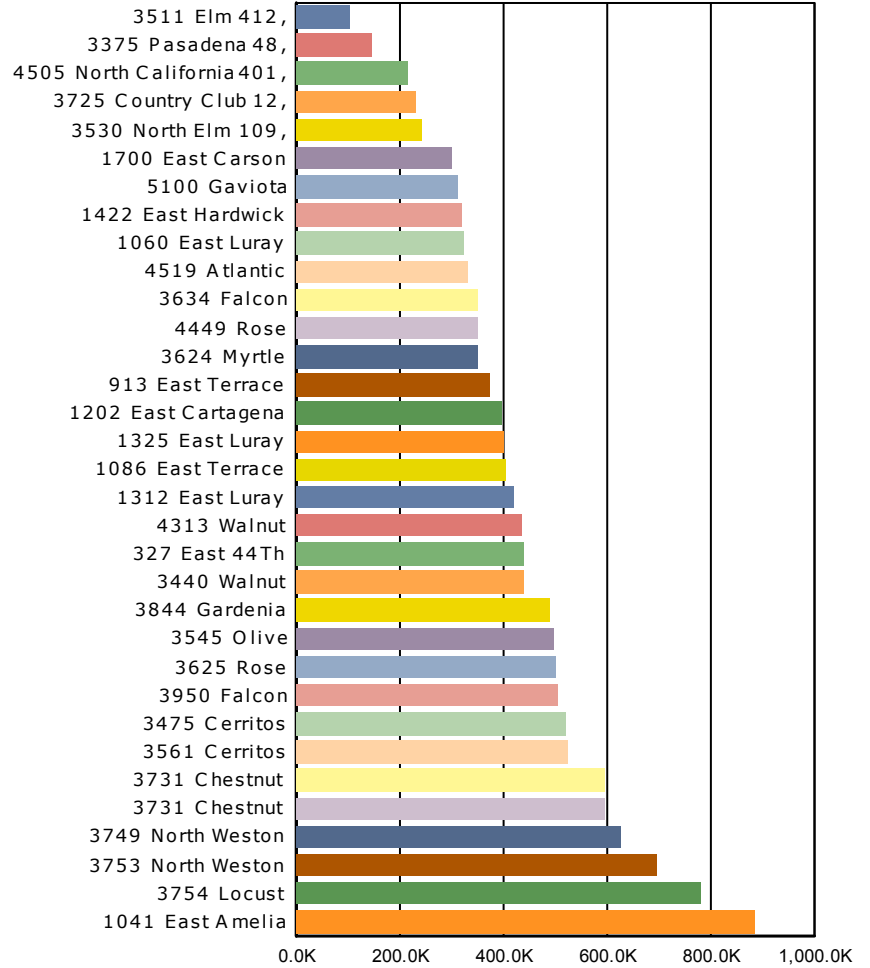
Property Description: Price Reduced Another \$100,000! Extensively Remodeled In 2000, The 4Bd, 3.5Bath, Pool Home Is An Entertainer'S Dream. Large Formal Living Room With Bay Window. Formal Dining Room. Large Gourmet Kitchen With Granite Counters, Stainless Steel Appliances, Cherrywood Cabinets, Walk-In Pantry With Travertine Marble Floors. Large Great Room With Fireplace Overlooking Salt Water Pool And Spa With Pebblecoating And 3 Relaxing Waterfalls. Master Suite As Two Large Walk-In Closets And French Doors That Open To Pool Area. Master Bath Has Seperate Soaking Tub And Shower With Marble Double Sink Vanity. 2 Large Gallery Hallways To Exhibit Art Collection. Home And Backyard Wired For Sound System. Backyard Landscaped In Southwest Style With Drought Tolerant Plants. Private Meditation Area With Soothing Fountain. 4Th Bedroom Is Currently Used As Workout Room. 3 Car Attached Garage With Seperate Work Room. Copper Plumbing And Updated Electrical. This Home Is Light,Bright, Yet Very Private.

Date: 11/8/2009

CMA Pro Report

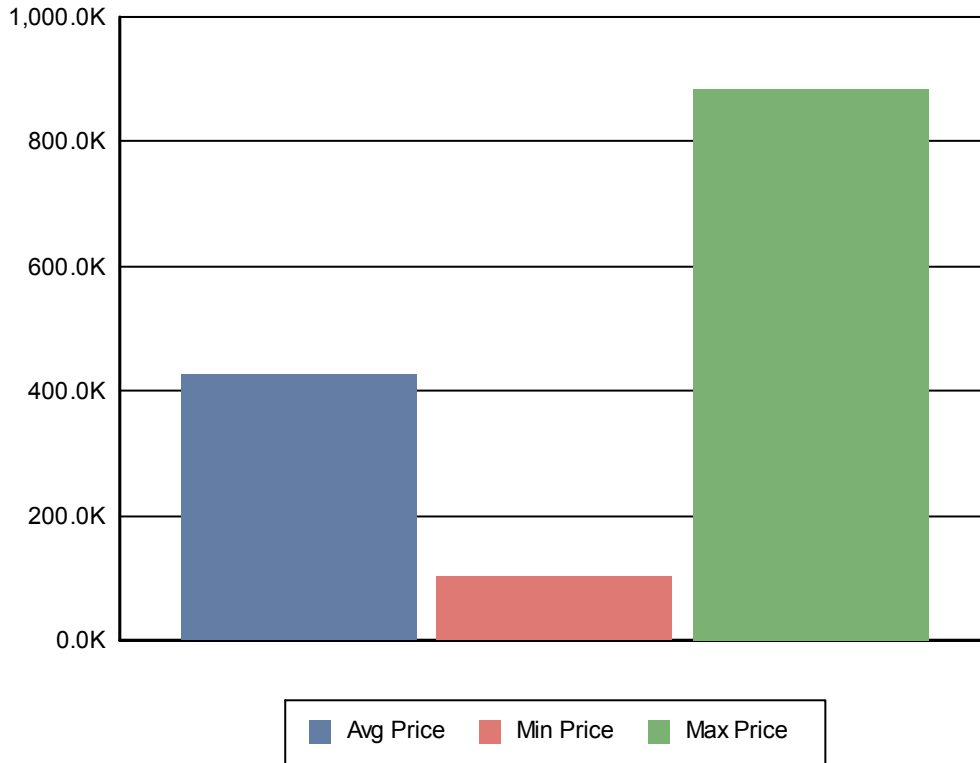
Closed Sale Properties

Total # of Listings	33
Lowest Price	\$105,000
Highest Price	\$885,000
Average Price	\$427,012
Avg. Price/SqFt	\$300.87
Avg DOM	80



CMA Pro Report

Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Closed Sale	\$105,000	\$885,000	\$427,012	\$300.87
Totals / Averages	\$105,000	\$885,000	\$427,012	\$300.87

Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
3511 Elm 412, Long Beach	\$104,900	\$105,000	16	%0.10	\$150.00
3375 Pasadena 48, Long Beach	\$139,000	\$145,000	125	%4.32	\$194.63
4505 North California 401, Long Beach	\$225,000	\$215,000	15	-%4.44	\$159.38
3725 Country Club 12, Long Beach	\$225,000	\$230,000	24	%2.22	\$241.09
3530 North Elm 109, Long Beach	\$259,000	\$241,000	155	-%6.95	\$220.29
1700 East Carson Long Beach	\$291,900	\$300,000	36	%2.77	\$245.90
5100 Gaviota Long Beach	\$319,900	\$310,000	196	-%3.09	\$206.39
1422 East Hardwick Long Beach	\$294,900	\$320,000	61	%8.51	\$273.50
1060 East Luray Long Beach	\$320,000	\$325,000	7	%1.56	\$243.99
4519 Atlantic Long Beach	\$355,800	\$330,000	106	-%7.25	\$259.64
3634 Falcon Long Beach	\$325,000	\$350,000	137	%7.69	\$307.02
4449 Rose Long Beach	\$350,000	\$350,000	15	%0.00	\$280.90
3624 Myrtle Long Beach	\$399,500	\$350,000	208	-%12.39	\$285.02
913 East Terrace Long Beach	\$375,000	\$375,000	82	%0.00	\$274.52
1202 East Cartagena Long Beach	\$395,000	\$395,000	35	%0.00	\$286.86
1325 East Luray Long Beach	\$415,000	\$400,000	113	-%3.61	\$199.90
1086 East Terrace Long Beach	\$389,900	\$405,000	28	%3.87	\$317.65
1312 East Luray Long Beach	\$429,900	\$419,900	20	-%2.33	\$228.70
4313 Walnut Long Beach	\$449,000	\$435,000	80	-%3.12	\$429.84

Date: 11/8/2009

CMA Pro Report

327 East 44Th Long Beach	\$419,900	\$439,000	5	%4.55	\$294.63
3440 Walnut Long Beach	\$440,000	\$440,000	93	%0.00	\$400.36
3844 Gardenia Long Beach	\$499,499	\$489,000	40	-%2.10	\$340.53
3545 Olive Long Beach	\$515,000	\$497,000	38	-%3.50	\$425.51
3625 Rose Long Beach	\$519,900	\$500,000	55	-%3.83	\$371.20
3950 Falcon Long Beach	\$499,888	\$503,500	80	%0.72	\$292.05
3475 Cerritos Long Beach	\$519,000	\$519,000	42	%0.00	\$375.81
3561 Cerritos Long Beach	\$540,950	\$525,000	155	-%2.95	\$297.28
3731 Chestnut Long Beach	\$595,000	\$595,000	152	%0.00	\$413.19
3731 Chestnut Long Beach	\$595,000	\$595,000	95	%0.00	\$413.19
3749 North Weston Long Beach	\$637,000	\$628,000	149	-%1.41	\$682.61
3753 North Weston Long Beach	\$715,000	\$695,000	86	-%2.80	\$347.50
3754 Locust Long Beach	\$799,000	\$780,000	20	-%2.38	\$176.59
1041 East Amelia Long Beach	\$899,900	\$885,000	169	-%1.66	\$293.14
Total Averages	\$432,083	\$427,012	80	%-0.83	\$300.87

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	3511 Elm 412	1	1.00	700	1971	\$104,900	\$105,000	10/30/2009	16
S	3375 Pasadena 48	1	1.00	745	1979	\$139,000	\$145,000	10/23/2009	125
S	4505 North California 401	2	2.00	1,349	1974	\$225,000	\$215,000	10/09/2009	15
S	3725 Country Club 12	2	2.00	954	1974	\$225,000	\$230,000	10/05/2009	24
S	3530 North Elm 109	2	2.00	1,094	1979	\$259,000	\$241,000	10/28/2009	155
S	1700 East Carson	2	1.00	1,220	1940	\$291,900	\$300,000	10/05/2009	36
S	5100 Gaviota	3	2.00	1,502	1942	\$319,900	\$310,000	09/30/2009	196
S	1422 East Hardwick	4	1.00	1,170	1942	\$294,900	\$320,000	10/28/2009	61
S	1060 East Luray	3	2.00	1,332	1947	\$320,000	\$325,000	10/27/2009	7
S	4519 Atlantic	3	2.00	1,271	1945	\$355,800	\$330,000	09/29/2009	106
S	3634 Falcon	2	2.00	1,140	1960	\$325,000	\$350,000	10/30/2009	137
S	4449 Rose	3	2.00	1,246	1944	\$350,000	\$350,000	10/20/2009	15
S	3624 Myrtle	3	1.00	1,228	1929	\$399,500	\$350,000	10/12/2009	208
S	913 East Terrace	2	1.00	1,366	1947	\$375,000	\$375,000	10/27/2009	82
S	1202 East Cartagena	2	2.00	1,377	1942	\$395,000	\$395,000	10/05/2009	35
S	1325 East Luray	3	4.00	2,001	1942	\$415,000	\$400,000	10/05/2009	113
S	1086 East Terrace	3	2.00	1,275	1947	\$389,900	\$405,000	10/26/2009	28
S	1312 East Luray	4	2.00	1,836	1942	\$429,900	\$419,900	10/05/2009	20
S	4313 Walnut	2	2.00	1,012	1944	\$449,000	\$435,000	09/29/2009	80
S	327 East 44Th	3	2.00	1,490	1944	\$419,900	\$439,000	10/02/2009	5
S	3440 Walnut	2	1.00	1,099	1941	\$440,000	\$440,000	10/09/2009	93
S	3844 Gardenia	3	2.00	1,436	1946	\$499,499	\$489,000	10/30/2009	40
S	3545 Olive	3	2.00	1,168	1941	\$515,000	\$497,000	10/07/2009	38
S	3625 Rose	3	1.00	1,347	1938	\$519,900	\$500,000	10/23/2009	55
S	3950 Falcon	3	2.00	1,724	1947	\$499,888	\$503,500	10/28/2009	80
S	3475 Cerritos	3	1.00	1,381	1927	\$519,000	\$519,000	10/16/2009	42
S	3561 Cerritos	3	3.00	1,766	1938	\$540,950	\$525,000	10/21/2009	155
S	3731 Chestnut	2	2.00	1,440	1958	\$595,000	\$595,000	10/22/2009	152
S	3731 Chestnut	2	2.00	1,440	1958	\$595,000	\$595,000	10/22/2009	95
S	3749 North Weston	2	1.00	920	1951	\$637,000	\$628,000	10/23/2009	149
S	3753 North Weston	3	2.00	2,000	1939	\$715,000	\$695,000	10/18/2009	86
S	3754 Locust	6	5.00	4,417	2004	\$799,000	\$780,000	10/09/2009	20
S	1041 East Amelia	4	4.00	3,019	1951	\$899,900	\$885,000	10/23/2009	169