

Closed Sale Properties



Addr: 3344 Pasadena 94, Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** K09060934
OP: \$180,000
LP: \$180,000 **SP:** \$193,000 **Apx SF:** 979
LD: 06/03/2009 **SD:** 09/30/2009 **\$/SF:** \$197.14
Beds: 2 **Bath To:** 3.00 **LotSF:** 977
YBl: 1980 **Prking:** Direct Garage Acces **DOM:** 87
Elem: **Mid:** **High:**

Property Description: Super Bixby Knolls Area Long Beach Condo Makes Great Home For First Time Buyers Or Those Down-Sizing. Close To Major Freeways 405 And 710. Close To Major Transportation; Metro Rail And Public Buses. Close To Beaches, Cal State Long Beach, Ymca And Area Shopping. Two Story Unit Has 2 Bedrooms And 3 Bathrooms (1 Full Bath, 1 Half Bath And 1 Quarter Bath). Upgraded Plantation Shutters And Pergo Flooring Throughout. Sit By The Fireplace In This Living Room. Two Car Direct Access Garage So You Have No Parking Worries. Garage Entry Right Off Kitchen For Ease Of Bringing In Groceries. Indoor Laundry Inside Home So No Trips To The Laundrymat! Owner Occupied---Knock Or Ring Bell Before Entering!!



Addr: 4170 Elm 210, Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P700442
OP: \$229,000
LP: \$229,000 **SP:** \$235,000 **Apx SF:** 1,100
LD: 08/24/2009 **SD:** 09/24/2009 **\$/SF:** \$213.64
Beds: 2 **Bath To:** 2.00 **LotSF:** 653
YBl: 1974 **Prking:** Public **DOM:** 34
Elem: Longfellow **Mid:** Hughes **High:** Polytechnic

Property Description: Sold Before Processing. Very Nice 2-Bedroom 2-Bathroom Condo. Newer Laminate Flooring. Great Floor Plan. Upgraded Bathrooms. Balcony Overlooks Courtyard. Interior Laundry Closet With Full Size Washer & Dryer. 2 Parking Spots In Gated Garage. Super Clean And Turnkey.



Addr: 3713 Country Club 4, Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P657971
OP: \$360,000
LP: \$285,000 **SP:** \$250,000 **Apx SF:** 1,145
LD: 08/05/2008 **SD:** 08/31/2009 **\$/SF:** \$218.34
Beds: 2 **Bath To:** 2.00 **LotSF:** 2,396
YBl: 1974 **Prking:** **DOM:** 335
Elem: **Mid:** **High:**

Property Description: Beautiful 2 Bedroom/1 1/2 Bath End Unit Townhome In A Great Location-Country Club Villas! Nice Kitchen That Leads To An Outdoor Patio. Spacious Living Room With Fireplace. Master Bedroom With A Private Balcony And Plenty Of Closet Space. Vaulted Ceilings, Central Air And Heat, And Indoor Laundry Hookups. Walking Distance From Los Cerritos Park.

Date: 10/27/2009

CMA Pro Report

Closed Sale Properties



Addr: 1325 East Hardwick Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P694285
OP: \$291,000
LP: \$291,000 **SP:** \$291,000 **Apx SF:** 861
LD: 06/29/2009 **SD:** 09/14/2009 **\$/SF:** \$337.98
Beds: 2 **Bath To:** 1.00 **LotSF:** 6,700
YBl: 1942 **Prking:** **DOM:** 8
Elem: **Mid:** **High:**

Property Description:



Addr: 3939 North Virginia 211, Long Beach **MLS #:** P684961
Area: Bixby- Bixby Knolls- Los Cerritos
OP: \$285,000
LP: \$285,000 **SP:** \$305,000 **Apx SF:** 1,482
LD: 04/16/2009 **SD:** 09/25/2009 **\$/SF:** \$205.80
Beds: 2 **Bath To:** 2.00 **LotSF:** 1,459
YBl: 1974 **Prking:** Garage Door Opener, **DOM:** 162
Elem: Check with city **Mid:** Check with city **High:** PolyCheck with cit

Property Description: Highly Desirable Condo In The Virginia Country Club Area!!!Balcony Off The Living & Dining Room Over Looks Court Yard With Fountain. Master Suite With Walk-In Closet, Kitchen Also Offer Eating Area Lots Of Cabinet Space & Stack Washer & Dryer Area. 2 Car Detached Garage W/Auto Opener & Extensive Storage. Very Quite, Nicely Landscaped, Beautiful Pool With Bar-B-Q'S & Patio Area, Pets Are Also Allow.



Addr: 4372 Boyar Long Beach **MLS #:** Y901094
Area: Bixby- Bixby Knolls- Los Cerritos
OP: \$329,000
LP: \$309,000 **SP:** \$309,000 **Apx SF:** 1,068
LD: 02/26/2009 **SD:** 08/30/2009 **\$/SF:** \$289.33
Beds: 3 **Bath To:** 2.00 **LotSF:** 6,216
YBl: 1944 **Prking:** **DOM:** 152
Elem: **Mid:** **High:**

Property Description: **Subject To Auction Terms** Property To Be Sold At Public Auction Event Saturday Aug 15Th, 2009. (Location To Be Announced). Offers Subject To A Minimum Reserve Price And Seller Confirmation. Pre-Auction Offers May Be Accepted By The Seller Until One Week Before The Event In Which Case The Home Will Be Removed From Auction. You May Bid At The Auction, Online, Or Via Absentee Bid. For Property, Showing, Open House And Auction Information Contact Listing Broker



Addr: 4520 Elm Long Beach **MLS #:** P679869
Area: Bixby- Bixby Knolls- Los Cerritos
OP: \$320,000
LP: \$330,000 **SP:** \$330,000 **Apx SF:** 806
LD: 03/11/2009 **SD:** 09/17/2009 **\$/SF:** \$409.43
Beds: 2 **Bath To:** 1.00 **LotSF:** 5,248
YBl: 1945 **Prking:** **DOM:** 90
Elem: **Mid:** **High:**

Property Description: Located On Nice Tree Lined Street. Fireplace In Living Room. Remodelled Kitchen. Fan Lamps In Living Room And Bedrooms. This Is A 'Doll House'.

Closed Sale Properties



Addr: 4341 Boyar Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P695608
OP: \$369,900
LP: \$369,900 **SP:** \$369,000 **Apx SF:** 1,003
LD: 07/10/2009 **SD:** 09/07/2009 **\$/SF:** \$367.90
Beds: 3 **Bath To:** 1.00 **LotSF:** 6,384
YBl: 1944 **Prking:** **DOM:** 62
Elem: **Mid:** **High:**

Property Description: Sold In Process



Addr: 4324 Gundry Long Beach **MLS #:** P691159
Area: Bixby- Bixby Knolls- Los Cerritos
OP: \$399,000
LP: \$379,000 **SP:** \$373,000 **Apx SF:** 1,339
LD: 06/12/2009 **SD:** 09/02/2009 **\$/SF:** \$278.57
Beds: 3 **Bath To:** 2.00 **LotSF:** 6,105
YBl: 1944 **Prking:** Driveway **DOM:** 32
Elem: Longfellow **Mid:** Hughes **High:** check city

Property Description: Bixbyhighlands Neighborhood. 3 Bedrooms - 2 Bath. New Interior Paint. Hardwood Floors Throughout. Spacious Kitchen With Breakfast Nook Over Looking Family Room. Formal Dining Room. Fireplace In Livingroom And Picture Window. Composition Roof. Forced Air Heating System. Long Driveway Leading To A 2 Car Detached Garage With Added Bonus Room / Work Shop. Award Winning Longfellow Elementary And Hughes Middle Schools. Not A Short Sale Or Bank Owned Property. Make An Offer Tosay.



Addr: 4548 Pasadena Long Beach **MLS #:** Y903440
Area: Bixby- Bixby Knolls- Los Cerritos
OP: \$370,000
LP: \$370,000 **SP:** \$375,000 **Apx SF:** 1,017
LD: 07/14/2009 **SD:** 09/04/2009 **\$/SF:** \$368.73
Beds: 3 **Bath To:** 1.00 **LotSF:** 5,250
YBl: 1945 **Prking:** **DOM:** 8
Elem: **Mid:** **High:**

Property Description: Charm Galore On This Quiet Street. Fresh Paint And Wonderful Hardwood Floors Make This One Ready To Move In. Updated Bath And Kitchen. Fantastic Rear Yard With Deck And Patio To Enjoy Those Summer Bbq'S.



Addr: 4152 Gardenia Long Beach **MLS #:** P696998
Area: Bixby- Bixby Knolls- Los Cerritos
OP: \$367,800
LP: \$367,800 **SP:** \$381,000 **Apx SF:** 1,044
LD: 07/27/2009 **SD:** 09/24/2009 **\$/SF:** \$364.94
Beds: 3 **Bath To:** 1.00 **LotSF:** 7,000
YBl: 1943 **Prking:** **DOM:** 3
Elem: **Mid:** **High:**

Property Description: Back On The Market...Just Fell Out Of Escrow...Buyer Didn'T Qualify. This Is A Very Cute Home Located On A Great Steet And Neighborhood. Open And Bright Floor Plan....Romantic Fireplace In Living Room. Freshly Painted Inside And Out. New Carpet In Bedrooms...Hardwood Flooring In Living Room.

Date: 10/27/2009

CMA Pro Report

Closed Sale Properties



Addr: 4542 Gundry Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** R903562
OP: \$375,000
LP: \$375,000 **SP:** \$385,000 **Apx SF:** 1,335
LD: 06/05/2009 **SD:** 08/31/2009 **\$/SF:** \$288.39
Beds: 2 **Bath To:** 1.00 **LotSF:** 7,430
YBl: 1944 **Prking:** **DOM:** 91
Elem: **Mid:** **High:**

Property Description: Large 2 Bedroom Home. Living Room With A Fireplace & Formal Dining Room With Newer Laminate Floors. Open Family Room. Family Room Opens To The Enclosed Patio. Sunny Kitchen. Laundry/Utility Room. This Is A Regular Sale!! Not A Short Sale!!



Addr: 3852 Marron Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** G101242
OP: \$595,900
LP: \$595,900 **SP:** \$460,000 **Apx SF:** 1,738
LD: 11/06/2007 **SD:** 03/14/2008 **\$/SF:** \$264.67
Beds: 3 **Bath To:** 2.00 **LotSF:** 7,155
YBl: 1941 **Prking:** **DOM:** 682
Elem: Longfellow **Mid:** Hughes **High:** Poly

Property Description: Bank Owned.Prime Long Beach Location, Bixby Knolls. Updated Throughout. Hardwood Floors. Updated Bathrooms And Kitchen. Fireplace In Family Room. Two Car Detached Garage. Large Lot.



Addr: 3801 Gardenia Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** Y900870
OP: \$509,000
LP: \$499,000 **SP:** \$499,000 **Apx SF:** 1,277
LD: 02/16/2009 **SD:** 09/10/2009 **\$/SF:** \$390.76
Beds: 2 **Bath To:** 2.00 **LotSF:** 7,356
YBl: 1940 **Prking:** Garage Door Opener **DOM:** 115
Elem: Longfellow Elementa **Mid:** Hughes Middle Schoo **High:** Polytechnic HS

Property Description: *Regular Sale* Lovely Well-Kept Home In Bixby Terrace. Hardwood Floors, Marble Tile, Crown Moulding, & Double Pane Vinyl Windows Throughout. Beautiful Built-In Desks In Kitchen And Service Room, Great For Home Office! Recessed Lighting In Kitchen, And Living Room. Formal Dining Features Original Built-In China Cabinet, Beautiful Wainscotting, And Bay Window. Huge Backyard With Several Fruit Trees, A Heated Salt Water Pool With Removable Security Fence And Energy Efficient Filtration System. Huge Lot!! Excellent Neighborhood And Award-Winning Schools.

Closed Sale Properties



Addr: 3739 Rose Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P693790
OP: \$499,000
LP: \$499,000 **SP:** \$499,000 **Apx SF:** 1,444
LD: 07/02/2009 **SD:** 09/01/2009 **\$/SF:** \$345.57
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,760
YBl: 1936 **Prking:** See Remarks, Drivew **DOM:** 61
Elem: **Mid:** **High:**

Property Description: Please View This Beautiful California Heights Home. It Is Extremely Peaceful, Warm And Inviting With It'S Historic Charm. Hardwood Floors, Custom Ceramic Tile, Wooden Deck Off Of Back Den Opens To A Lush Garden Retreat To Relax And Unwind. Newer Private Spa In The Back Yard Will Stay With The Home. Spacious Living Room With Fireplace. Formal Dining Room In Addition To The Breakfast Nook Off Of The Kithcen. Coved Ceilings, Custom Paint, Custom Wood Blinds. 3 Bedrooms, 1.75 Bathrooms In All. Large Utility Room/Laundry Room Off Of Kitchen. Home Is Wired With Brinks Alarm System (Currently Not Active.)Also Has Fios. Kitchen Has Built In Oven And Stove Top With Custom Tile Back Splash. Sprinklers In Front And Rear Yards. Possible Rv Parking Too!This Is A Lovely Home In A Central Location, Yet Conveniently Close To Amenities. Treat Yourself And Check This One Out!!!



Addr: 3857 California Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P695324
OP: \$493,900
LP: \$493,900 **SP:** \$500,000 **Apx SF:** 2,027
LD: 07/14/2009 **SD:** 09/10/2009 **\$/SF:** \$246.67
Beds: 2 **Bath To:** 2.00 **LotSF:** 7,134
YBl: 1940 **Prking:** **DOM:** 15
Elem: BUYER TO VERIFY **Mid:** BUYER TO VERIFY **High:** BUYER TO VERIF

Property Description: 2000+ Sq. Ft. 2 Bedroom / 2 Bath, Formal Living Room With Bay Window And Fireplace. Family Room With Fireplace Too. Large Master Bedroom. Bath With Sunken Tub & Shower And Vanity. Kitchen Comes With A Walk-In Pantry, Breakfast Nook. Inside Laundry. Newer Roof And Copper Plumbing, Hardwood Floors, Crown Moldings And Wall To Wall Carpet. Bonus Room At Garage.



Addr: 603 Avery Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P696437
OP: \$509,000
LP: \$509,000 **SP:** \$510,000 **Apx SF:** 2,178
LD: 07/18/2009 **SD:** 09/15/2009 **\$/SF:** \$234.16
Beds: 3 **Bath To:** 3.00 **LotSF:** 3,899
YBl: 1979 **Prking:** **DOM:** 19
Elem: **Mid:** **High:**

Property Description: This Luxurious Townhouse Is Sophisticated And Elegant Plus Situated In Prestigious Virginia Country Club. With Intoxicating Views Of Pools And Terraces From The Formal Dining Room And Living Rooms. Updated Kitchen With Island And Granite Countertops. Beautiful Hardwood Floors Downstairs, 2 Fireplaces, Recessed Lighting, Vaulted Ceiling In Master Retreat. Third Bedroom Converted To Den/Office. Private Balcony Off Master Sitting Room. Air Coditioning, Security System, Security Gates, Spa And Abundant Storage.

Closed Sale Properties



Addr: 3901 Gaviota Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P698829
OP: \$539,000
LP: \$539,000 **SP:** \$520,000 **Apx SF:** 1,892
LD: 08/10/2009 **SD:** 09/24/2009 **\$/SF:** \$274.84
Beds: 3 **Bath To:** 2.00 **LotSF:** 7,500
YBl: 1939 **Prking:** **DOM:** 23
Elem: **Mid:** **High:**

Property Description: What A Fantastic Floor Plan 1,892 Sq. Ft. And 7,500 Sq. Ft. Corner Lot. Large Rooms, Coved Ceilings, Icing Detail Design On All Bedroom Walls, French Doors From Formal Dining Room To Side Patio, Wood Burning Fireplace With Brick Surround And Massive Traditional Mantel, Breakfast Area And Formal Dining Room And Abundance Of Storage. 1 3/4 Bathrooms - Full Bath With Ceramic Tile Stall Shower And Separate Tub. Laundry Area Off The Kitchen. Bonus Room With Fireplace/Bbq And Bar - This Room Is Not Included In The 1,892 Sq. Ft.



Addr: 659 East Claiborne Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P694527
OP: \$544,950
LP: \$544,950 **SP:** \$527,500 **Apx SF:** 1,662
LD: 07/09/2009 **SD:** 09/02/2009 **\$/SF:** \$317.39
Beds: 2 **Bath To:** 2.00 **LotSF:** 6,150
YBl: 1941 **Prking:** **DOM:** 19
Elem: BUYER TO VERIFY **Mid:** BUYER TO VERIFY **High:** BUYER TO VERIF

Property Description: This Meticulously Remodeled Home Is Located In The Bixby Knolls Neighborhood Of Long Beach. Bixby Knolls Is Nestled Just Off I-405 Between Los Angeles And Orange County And Within 20 Minutes Of Three Major Airports (Lax, John Wayne, And Long Beach). This Post-War Home Features Gleaming Hardwood Floors Throughout, Large Bay Window, A Double Sided Fireplcae, Upgraded Kitchen And Bathrooms, And A Large Backyard. The Open Floor Plan Is Ideal For Entertaining With A Formal Sitting Room, Living Room And Large Dining Room. The Detached Bonus Room Is Ideal As A Home Office Or Entertainment Room.



Addr: 4651 North Cerritos Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P694681
OP: \$585,000
LP: \$585,000 **SP:** \$540,000 **Apx SF:** 2,135
LD: 07/07/2009 **SD:** 09/10/2009 **\$/SF:** \$252.93
Beds: 3 **Bath To:** 3.00 **LotSF:** 10,180
YBl: 1954 **Prking:** **DOM:** 65
Elem: **Mid:** **High:**

Property Description: This Custom Built Home, With It'S Original Charm, Sits On A 10,179 Sq.Ft. Lot In The Ridgewood Heighst Area Of Long Beach. It Features Three Bedrooms, Three Bathrooms, A Family Room And More. It'S A Little Dated, But Has Endless Possibilities. The Spacious And Bright Livingroom Has A Brick Fireplace. The Master Bedroom Is Large With Lots Of Closet Space And The Original Bathroom Shows Vintage Charm. The Family Room Is Comfortable And Enviting With Its Fireplace And Built-In Bar And It Overlooks A Private And Expansive Back Yard. The Kitchen Has Alot Of Cabinets, Classic Built-In Appliances, Ceramic Tile Counter Tops A Eating Area And Service Porch For Laundry. The Large Two Car Detached Garage Has A Room Attached That Was Used For A Office.This Home Is Conveniently Located Near Freeways, Schools, Shopping, Parks And Hospitals.

Date: 10/27/2009

CMA Pro Report

Closed Sale Properties



Addr: 3581 Walnut Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P697861
OP: \$559,000
LP: \$559,000 **SP:** \$545,000 **Apx SF:** 1,550
LD: 08/03/2009 **SD:** 09/20/2009 **\$/SF:** \$351.61
Beds: 2 **Bath To:** 2.00 **LotSF:** 6,400
YBl: 1925 **Prking:** Garage Door Opener, **DOM:** 18
Elem: Burroughs **Mid:** Hughes **High:** Poly

Property Description: Wow!!! If You'Re Looking For A Spanish Style Home Full Of Charm, Character And Romance, This Is It! Beautiful Curb Appeal, Gleaming Hardwood Floors, Barrel/Coved Ceilings, Architectural Arched Windows And Doors. Formal Living With Gas And Wood-Burning Brick Fireplace. Formal Dining Room W/Built-In Niches. Kitchen W/Ge Progile 4-Burner Stove, Refrigerator, Dishwasher. Amazing Outdoor Atrium W/Fountain That Is Located In The Center Of The Home. New Copper Plumbing, Central Heating And A/C, Electrical Wiring And Panel Box. Wonderful Bonus Room Of Approx 400Sf Features A Gorgeous New Full Bath W/Spa Tub. Resort Style Backyard Is Very Private & Features Raised Wooden Deck W/Pergola, Brick Patio & Walkways. Built-In Bbq & Island. Nicely Landscaped Front & Rear.



Addr: 628 Edith Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** L30404
OP: \$549,000
LP: \$549,000 **SP:** \$549,000 **Apx SF:** 2,727
LD: 07/07/2009 **SD:** 09/20/2009 **\$/SF:** \$201.32
Beds: 3 **Bath To:** 3.00 **LotSF:** 10,000
YBl: 1974 **Prking:** **DOM:** 79
Elem: **Mid:** **High:**

Property Description: Largest Floorplan In Crown Pointe - Bixby Knolls Most Exclusive Gated Neighborhood. 3 Bedrooms, 2.5 Bath, 2 Car Garage, Open Kitchen, Formal Dining. Entertainer'S Dream... You Will Love The Maticulously Kept Neighborhood With Low Hoa.



Addr: 3454 Cerritos Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P701833
OP: \$565,000
LP: \$565,000 **SP:** \$565,000 **Apx SF:** 1,806
LD: 08/31/2009 **SD:** 08/31/2009 **\$/SF:** \$312.85
Beds: 3 **Bath To:** 2.00 **LotSF:** 6,400
YBl: 1936 **Prking:** **DOM:** 3
Elem: Buroughs **Mid:** **High:**

Property Description: Sold Before Processing. Input For Comps Only.

Closed Sale Properties



Addr: 3856 Pine Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P678960
OP: \$885,000
LP: \$695,000 **SP:** \$675,000 **Apx SF:** 2,782
LD: 02/25/2009 **SD:** 09/16/2009 **\$/SF:** \$242.63
Beds: 3 **Bath To:** 3.00 **LotSF:** 10,350
YBl: 1948 **Prking:** Garage Door Opener, **DOM:** 204
Elem: **Mid:** **High:**

Property Description: A Welcoming Picture Is Presented Of Immediate Custom Corner Home Living In The Heart Of Los Cerritos. The Formal Entry Opens To A Large Living Room With Fireplace And Formal Dining Room. The Master Suite Has Double Sets Of Closets, Dressing And Sitting Area With Access To Private Patio. In Addition There Are Two Double Garages. Completely Beautifully Landscaped.



Addr: 1006 East Amelia Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** S580494
OP: \$769,000
LP: \$769,000 **SP:** \$675,000 **Apx SF:** 2,869
LD: 07/03/2009 **SD:** 09/11/2009 **\$/SF:** \$235.27
Beds: 3 **Bath To:** 4.00 **LotSF:** 10,125
YBl: 1948 **Prking:** **DOM:** 35
Elem: **Mid:** **High:**

Property Description: Beautiful 3 Bedroom 4 Bath House In Prestigious Bixby Knolls Neighborhood. Large Bedrooms, Generous Storage And Closet Space, Utility And Laundry Room, Big Kitchen With Many Cabinets And Walk-In Pantry, Master Bedroom With Private Bathroom And Entry, Large Dining, Formal Living And Family Rooms. Well Maintained Yard With Ahuge Patio And Sparkling Pool Perfect For Entertaining!. Large 2 Car Garage. Close To Freeways, Shopping And Parks. This House Is Priced To Sell And A Great Value For This Neighborhood!. It Is A Very Large Floor Plan With Plenty Of Space For Anything You May Want To Do In The Future. It Is A Must See!



Addr: 3644 Falcon Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** S578246
OP: \$719,000
LP: \$699,000 **SP:** \$685,000 **Apx SF:** 2,363
LD: 06/15/2009 **SD:** 09/10/2009 **\$/SF:** \$289.89
Beds: 3 **Bath To:** 3.00 **LotSF:** 6,377
YBl: 1999 **Prking:** **DOM:** 88
Elem: **Mid:** **High:**

Property Description: Lovely Very Well Landscaped 1 Level Home In The Historical California Heights Historical Area. This 3 Bedroom And 2.5 Bath Home Has A Remodeled Kitchen & Bathrooms, Interior Paint, Refinished Hardwood Floors, And Much More. Guests Can Be Entertained In The Large Open Floor Great Room Or In The Lovely Private Back Yard, Or On The Side Spanish Tiled Courtyard With French Doors Leading To The Living Room, Dining Room, Or Kitchen. Ideal For Those Who Enjoy Entertaining With Both A Formal Dining Area And A Front Living Room With Fireplace. The Gourmet Kitchen Offers And Open Island With Gas Range And Counter Top, Stainless Steel Appliances, And Is Part Of The Open Great Room. The Home Is Nearby Reservoir Park And Somerset Park And Located To Ribbon Winner Schools: Longfellow Elementary And Hughes Junior High. Located Near Shopping, Freeways, And Beach. This Is A Warm, Well Maintained & Cared For Home.

Closed Sale Properties



Addr: 3850 North Jotham Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P696093
OP: \$699,900
LP: \$699,900 **SP:** \$690,500 **Apx SF:** 1,851
LD: 07/09/2009 **SD:** 09/23/2009 **\$/SF:** \$373.04
Beds: 4 **Bath To:** 2.00 **LotSF:** 8,900
YBl: 1940 **Prking:** RV Access/Parking **DOM:** 76
Elem: Longfellow **Mid:** Hughes **High:** Poly

Property Description: Rare Find French Tudor Located On Jotham Place, One Of Long Beach'S Most Charming Cul De Sac Hideaways. Residence Features Half-Timber Accents, Steeply Pitched Roof Lines, Manicured Gardens, Pool, Spa And Serene Views From Every Window. Meandering Palos Verde Front Walkway Leads You Past Brick Planters With Stone Accents, Verdant Lawn, Classic Iron Lamp Post, Towering Trees, Brick And Stone Chimney Onto The Inviting Palos Verde Stone Entry Porch. Enter Front Door. Entry Foyer With Large Guest Closet Leads To Living Room Or Front Office / Bedroom #1. The Stunning Living Room Features A Magnificent Cathedral Ceiling W/Hewn Trusses Rising High Above The Mellowed Oak Hardwood Flooring, Stone Fireplace, Bowed Window Alcove, And French Door That Opens To The Garden Courtyard. A One-Of-A-Kind, Pride Of Ownership Home! Large Formal Dining Room Features Hardwood Floor, Classic Wood Panel Wainscoting, 6 Candle Brass Chandelier And Wall Of Windows Overlooking Beautiful Views Of Garden Patio.



Addr: 3812 North Weston Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P678192
OP: \$989,000
LP: \$949,000 **SP:** \$895,000 **Apx SF:** 3,120
LD: 03/04/2009 **SD:** 09/11/2009 **\$/SF:** \$286.86
Beds: 4 **Bath To:** 3.00 **LotSF:** 8,400
YBl: 1932 **Prking:** RV Access/Parking **DOM:** 134
Elem: Los cerritos **Mid:** Hughes **High:** Poly

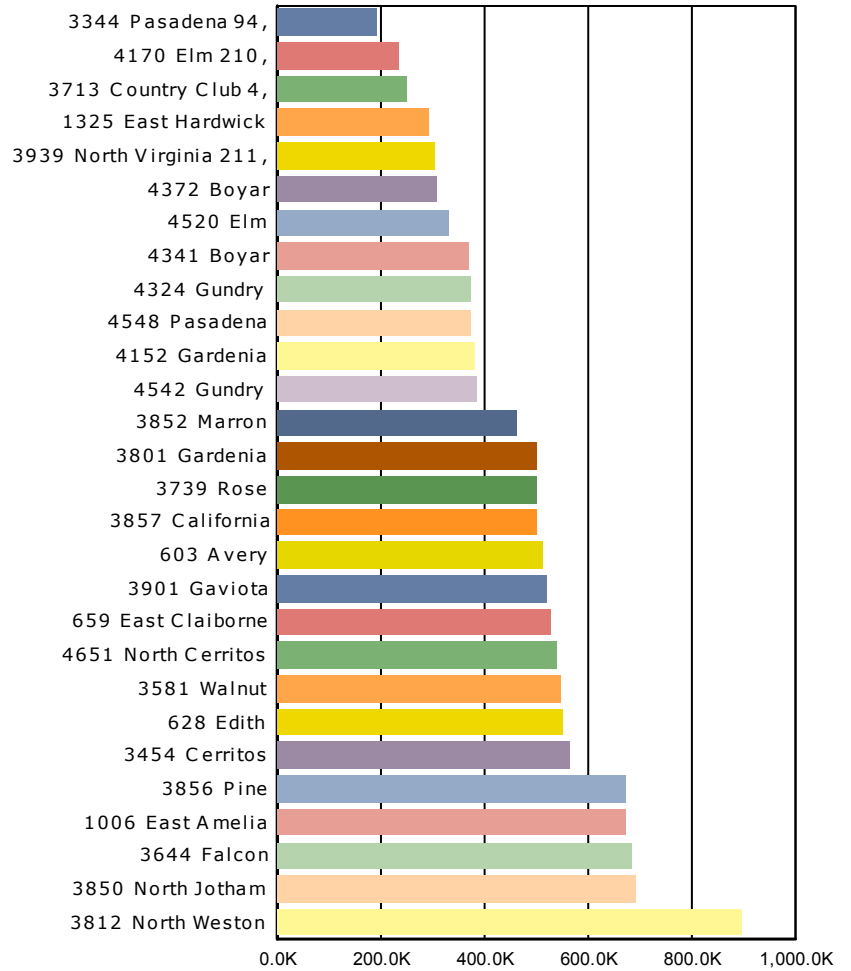
Property Description: Wow Just Reduced! This Stylishly Appointed 1932 Monterey Style Home Is Situated On One Of The Finest Streets In The Virginia Country Club. With 3,120 Sf, This Home Offers Formal Living Room W/Fireplace, Formal Dining Room, Peg & Groove Hardwood Floors, Crown Molding, Family Room W/Exposed Beam Ceiling & Enormous River Rock Fireplace. The Remodeled Kitchen Has Been Upgraded W/Oak Cabinets; Center Island/Breakfast Bar W/Granite Countertop; Jenn Air Dishwasher; Thermador Appliances Include Cooktop, Twin Warming Ovens, & Double Oven W/Convection. Downstairs Guest Bedroom & Remodeled Full Bath. Master Suite Features Walk-In Closet, French Doors To Covered Balcony, & Vintage Bath W/Original Tile, Pedestal Sink & Built-In Vanity. Resort-Like Backyard Features A Kidney-Shaped Spa W/River Rock Waterfall, Concrete Patio W/Brick Ribbons, Brick-Trimmed Raised Planters. 2 Car Garage W/Tons Of Cabs. Rv Pad W/Sewer Clean-Out. Electric, Rolling Drive-Way Gate.

Date: 10/27/2009

CMA Pro Report

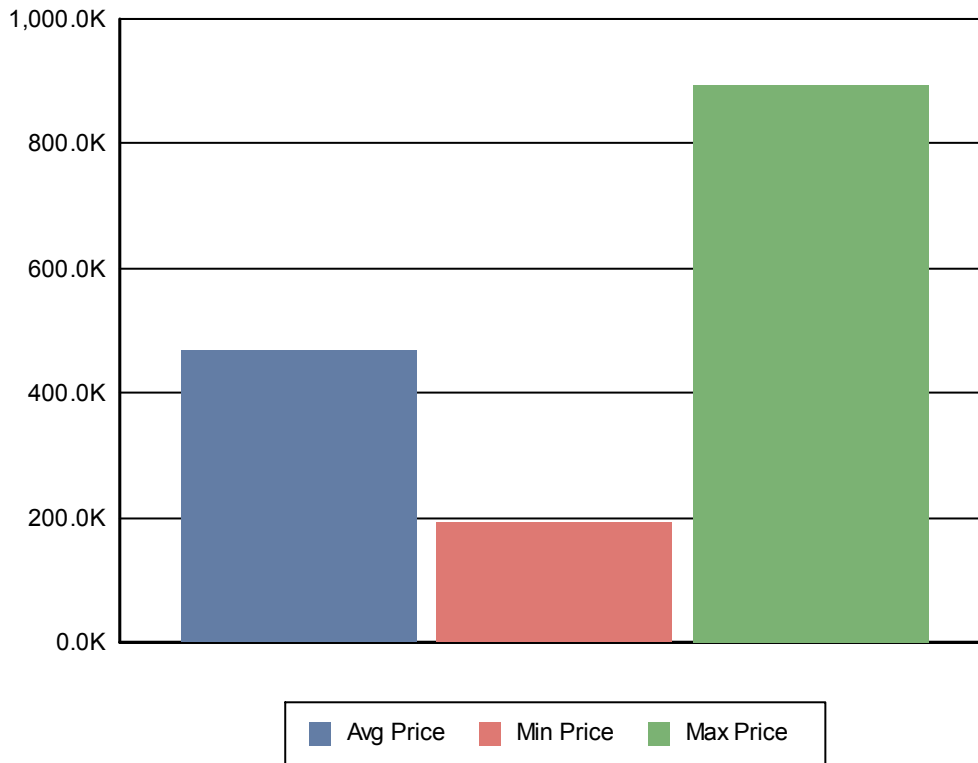
Closed Sale Properties

Total # of Listings	28
Lowest Price	\$193,000
Highest Price	\$895,000
Average Price	\$468,964
Avg. Price/SqFt	\$291.45
Avg DOM	96



CMA Pro Report

Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Closed Sale	\$193,000	\$895,000	\$468,964	\$291.45
Totals / Averages	\$193,000	\$895,000	\$468,964	\$291.45

Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
3344 Pasadena 94, Long Beach	\$180,000	\$193,000	87	%7.22	\$197.14
4170 Elm 210, Long Beach	\$229,000	\$235,000	34	%2.62	\$213.64
3713 Country Club 4, Long Beach	\$285,000	\$250,000	335	-%12.28	\$218.34
1325 East Hardwick Long Beach	\$291,000	\$291,000	8	%0.00	\$337.98
3939 North Virginia 211, Long Beach	\$285,000	\$305,000	162	%7.02	\$205.80
4372 Boyar Long Beach	\$309,000	\$309,000	152	%0.00	\$289.33
4520 Elm Long Beach	\$330,000	\$330,000	90	%0.00	\$409.43
4341 Boyar Long Beach	\$369,900	\$369,000	62	-%0.24	\$367.90
4324 Gundry Long Beach	\$379,000	\$373,000	32	-%1.58	\$278.57
4548 Pasadena Long Beach	\$370,000	\$375,000	8	%1.35	\$368.73
4152 Gardenia Long Beach	\$367,800	\$381,000	3	%3.59	\$364.94
4542 Gundry Long Beach	\$375,000	\$385,000	91	%2.67	\$288.39
3852 Marron Long Beach	\$595,900	\$460,000	682	-%22.81	\$264.67
3801 Gardenia Long Beach	\$499,000	\$499,000	115	%0.00	\$390.76
3739 Rose Long Beach	\$499,000	\$499,000	61	%0.00	\$345.57
3857 California Long Beach	\$493,900	\$500,000	15	%1.24	\$246.67
603 Avery Long Beach	\$509,000	\$510,000	19	%0.20	\$234.16
3901 Gaviota Long Beach	\$539,000	\$520,000	23	-%3.53	\$274.84
659 East Claiborne Long Beach	\$544,950	\$527,500	19	-%3.20	\$317.39

Date: 10/27/2009

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4651 North Cerritos Long Beach	\$585,000	\$540,000	65	-%7.69	\$252.93
3581 Walnut Long Beach	\$559,000	\$545,000	18	-%2.50	\$351.61
628 Edith Long Beach	\$549,000	\$549,000	79	%0.00	\$201.32
3454 Cerritos Long Beach	\$565,000	\$565,000	3	%0.00	\$312.85
3856 Pine Long Beach	\$695,000	\$675,000	204	-%2.88	\$242.63
1006 East Amelia Long Beach	\$769,000	\$675,000	35	-%12.22	\$235.27
3644 Falcon Long Beach	\$699,000	\$685,000	88	-%2.00	\$289.89
3850 North Jotham Long Beach	\$699,900	\$690,500	76	-%1.34	\$373.04
3812 North Weston Long Beach	\$949,000	\$895,000	134	-%5.69	\$286.86
Total Averages	\$482,905	\$468,964	96	%-1.86	\$291.45

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	3344 Pasadena 94	2	3.00	979	1980	\$180,000	\$193,000	09/30/2009	87
S	4170 Elm 210	2	2.00	1,100	1974	\$229,000	\$235,000	09/24/2009	34
S	3713 Country Club 4	2	2.00	1,145	1974	\$285,000	\$250,000	08/31/2009	335
S	1325 East Hardwick	2	1.00	861	1942	\$291,000	\$291,000	09/14/2009	8
S	3939 North Virginia 211	2	2.00	1,482	1974	\$285,000	\$305,000	09/25/2009	162
S	4372 Boyar	3	2.00	1,068	1944	\$309,000	\$309,000	08/30/2009	152
S	4520 Elm	2	1.00	806	1945	\$330,000	\$330,000	09/17/2009	90
S	4341 Boyar	3	1.00	1,003	1944	\$369,900	\$369,000	09/07/2009	62
S	4324 Gundry	3	2.00	1,339	1944	\$379,000	\$373,000	09/02/2009	32
S	4548 Pasadena	3	1.00	1,017	1945	\$370,000	\$375,000	09/04/2009	8
S	4152 Gardenia	3	1.00	1,044	1943	\$367,800	\$381,000	09/24/2009	3
S	4542 Gundry	2	1.00	1,335	1944	\$375,000	\$385,000	08/31/2009	91
S	3852 Marron	3	2.00	1,738	1941	\$595,900	\$460,000	03/14/2008	682
S	3801 Gardenia	2	2.00	1,277	1940	\$499,000	\$499,000	09/10/2009	115
S	3739 Rose	3	2.00	1,444	1936	\$499,000	\$499,000	09/01/2009	61
S	3857 California	2	2.00	2,027	1940	\$493,900	\$500,000	09/10/2009	15
S	603 Avery	3	3.00	2,178	1979	\$509,000	\$510,000	09/15/2009	19
S	3901 Gaviota	3	2.00	1,892	1939	\$539,000	\$520,000	09/24/2009	23
S	659 East Claiborne	2	2.00	1,662	1941	\$544,950	\$527,500	09/02/2009	19
S	4651 North Cerritos	3	3.00	2,135	1954	\$585,000	\$540,000	09/10/2009	65
S	3581 Walnut	2	2.00	1,550	1925	\$559,000	\$545,000	09/20/2009	18
S	628 Edith	3	3.00	2,727	1974	\$549,000	\$549,000	09/20/2009	79
S	3454 Cerritos	3	2.00	1,806	1936	\$565,000	\$565,000	08/31/2009	3
S	3856 Pine	3	3.00	2,782	1948	\$695,000	\$675,000	09/16/2009	204
S	1006 East Amelia	3	4.00	2,869	1948	\$769,000	\$675,000	09/11/2009	35
S	3644 Falcon	3	3.00	2,363	1999	\$699,000	\$685,000	09/10/2009	88
S	3850 North Jotham	4	2.00	1,851	1940	\$699,900	\$690,500	09/23/2009	76
S	3812 North Weston	4	3.00	3,120	1932	\$949,000	\$895,000	09/11/2009	134