

Closed Sale Properties



Addr: 3565 Linden 137, Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** S10002284
OP: \$114,900
LP: \$114,900 **SP:** \$122,000 **Apx SF:** 660
LD: 01/07/2010 **SD:** 03/02/2010 **\$/SF:** \$184.85
Beds: 1 **Bath:** 1.00 **LotSF:** 392
YBit: 1973 **Prk:** Subterranean **DOM:** 47
Elem: **Mid:** **High:**

Property Description: ** South Facing Remodeled Unit! *** Great Price!! ** Lovely Remodeled Unit On 1St Floor Of The Building Near Entrance. *** Includes Newer Flooring, Newer Kitchen, Upgraded Bath, And Newer Bedroom Carpet/Paint. Come On In And Make It Home! Step Down Living/Dining/Kitchen Area. Balcony Off Living Area With Huge Sliding Glass Doors - Lots Of Light All Day Long In This Unit. Attractive Kitchen Has Granite Counters, Newer Cabinets, And Hardwood Flooring Throughout Entire Living/Dining/Kitchen Area. Mirrored Closets In Dining Area Reflect Even More Light Into This Unit. Newer Bathroom Fixtures, Sink, And Cabinets. Assigned Parking Space With Unit - Secured Sub Parking. Secured Entry. Bixby Knolls Community - Close To Church, Shopping, Restaurants, Coffee Shops, And Entertainment. Freeway (405/710) Access Close Too. See Agent Remarks, Won'T Last!



Addr: 3565 Linden 324, Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** R1000614
OP: \$118,000
LP: \$118,000 **SP:** \$125,000 **Apx SF:** 660
LD: 01/28/2010 **SD:** 03/19/2010 **\$/SF:** \$189.39
Beds: 1 **Bath:** 1.00 **LotSF:** 392
YBit: 1973 **Prk:** See Remarks, Gate **DOM:** 11
Elem: **Mid:** **High:**

Property Description: This Is Not An Reo Or Short Sale .. The Condo Is In Move-In Condition ..It Features 1 Bedroom And 1 Bath; Step Down Living Room; Mirrored Closet; Electric Stove/Oven; Refrigerator; Wine Cooler; Ceiling Fan; Laminate Flooring; Walk-In Closet; Balcony; Wall Airconditioner; Dishwasher; A Secured Underground Parking Space; And It Is Located In A Great Area .. Great Price - Great Location!



Addr: 3353 Pasadena 37, Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P697431
OP: \$149,900
LP: \$149,900 **SP:** \$156,000 **Apx SF:** 745
LD: 07/30/2009 **SD:** 03/10/2010 **\$/SF:** \$209.40
Beds: 1 **Bath:** 1.00 **LotSF:** 1,485
YBit: 1979 **Prk:** **DOM:** 13
Elem: **Mid:** **High:**

Property Description: Charming 1 Level Condo In A Prime Location. Kitchen Has Been Remodeled With New Cabinets And Granite Countertops. Inside Laundry With Room For Side By Side Washer/Dryer. Spacious Living Room With Dining Area And An Electric Fireplace. Bathroom Has Been Remodeled, Mirrored Wardrobe In Bedroom. Pull Into Your Own 1 Car Garage And Walk Directly Into Your Property.



Closed Sale Properties



Addr: 4591 Orange 304, Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** S599961
OP: \$159,900
LP: \$159,900 **SP:** \$195,000 **Apx SF:** 1,010
LD: 12/28/2009 **SD:** 03/30/2010 **\$/SF:** \$193.07
Beds: 2 **Bath:** 2.00 **LotSF:** 0
YBit: 1979 **Prk:** **DOM:** 20
Elem: **Mid:** **High:**

Property Description: Wonderful 2 Bedroom, 2 Bath Condo Located On The 3Rd Floor To This Complex In Bixby Knolls. Good Showing Condition. This One Will Sell Fast!!



Addr: 3565 Linden 216, Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P711364
OP: \$184,000
LP: \$184,000 **SP:** \$195,000 **Apx SF:** 938
LD: 11/17/2009 **SD:** 03/15/2010 **\$/SF:** \$207.89
Beds: 2 **Bath:** 2.00 **LotSF:** 938
YBit: 1973 **Prk:** Subterranean, Gate **DOM:** 33
Elem: **Mid:** **High:**

Property Description: Clean Two Bedroom Two Bath Condo With Nice Balcony Over Looking The Court Yard. Close To Freeway And Shopping



Addr: 3695 Linden 8B, Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** R1000214
OP: \$210,000
LP: \$210,000 **SP:** \$203,000 **Apx SF:** 1,262
LD: 01/09/2010 **SD:** 02/27/2010 **\$/SF:** \$160.86
Beds: 2 **Bath:** 2.00 **LotSF:** 836
YBit: 1967 **Prk:** Subterranean **DOM:** 3
Elem: **Mid:** **High:**

Property Description: This Is The Home That You've Been Waiting For. You Want A Condo But Don'T Want To Live In A Giant Complex With Lots Of Units Stacked One On The Other - The Uptown Carlton Is For You. With Only 34 Homes In The Complex, The Carlton Is Spacious With A Wonderful Courtyard And Fountain Center Piece. Unit 8B Is A Lovely Home With 2 Large Bedrooms, Dining Area, Livingroom With A Balcony Overlooking The City, Kitchen With Double Oven, And 2 Bathrooms. You Need To See This Home Today Because The First Buyer To See It Will Buy It.





Comparative Market Analysis

Saturday, April 3, 2010

Closed Sale Properties



Addr: 4515 California 101, Long Beach	MLS #: P715082
Area: Bixby- Bixby Knolls- Los Cerritos	
OP: \$219,182	
LP: \$219,182	SP: \$235,000
LD: 12/20/2009	SD: 03/02/2010
Beds: 2	Bath: 2.00
YBIt: 1980	Prk:
Elem:	Mid:
	High:
	Apx SF: 920
	\$/SF: \$255.43
	LotSF: 897
	DOM: 72

Property Description: Bank Own Property. Location, Location, Location In A Desirable Bixby Knolls Area. Fha Building Approved. Perfect Starter Home Surrounded By Million Dollar Homes. Downstairs Corner Unit . Bright And Airy Galery Kitchen, Large Living Room Opens To A Private Patio. Separate Dining Area. Two Large Bedrooms, Two Bathroom, Spacious Floor Plan, Gated Building. Walking Distance To Virginia Country Club. Close To Shopping, Dinning, Schools, 405 Fwy. Etc. Seller Will Pay Up To 3.5% Towards Buyer'S Closing Costs And A Two Year Home Warranty.



Addr: 4650 Atlantic Long Beach	MLS #: P699360
Area: Bixby- Bixby Knolls- Los Cerritos	
OP: \$312,840	
LP: \$282,338	SP: \$272,500
LD: 08/14/2009	SD: 03/26/2010
Beds: 3	Bath: 1.00
YBIt: 1947	Prk:
Elem:	Mid:
	High:
	Apx SF: 1,189
	\$/SF: \$229.18
	LotSF: 5,750
	DOM: 100

Property Description: 3 Bedroom 1 Bath Home. Alley Adjacent. Open Backyard With Trees. Covered Patio. Living Room With Fireplace. Laundry Area. Kitchen With Dishwasher.



Addr: 1316 East Hardwick Long Beach	MLS #: S596054
Area: Bixby- Bixby Knolls- Los Cerritos	
OP: \$309,990	
LP: \$299,900	SP: \$302,000
LD: 11/13/2009	SD: 03/26/2010
Beds: 2	Bath: 1.00
YBIt: 1942	Prk:
Elem:	Mid:
	High:
	Apx SF: 810
	\$/SF: \$372.84
	LotSF: 5,450
	DOM: 48

Property Description: New! New! New! Remodel Just Completed. Remodeled Bathroom With Travertine Flooring And Shower Surround. New Carpet, Brand New Travertine Flooring In Kitchen. All New Appliances. Granite Countertops. New Paint Throughout. Refinished Custom Solid Oak Kitchen Cabinets. Recessed Lighting In Dining. Shows Like A Model.





Comparative Market Analysis

Saturday, April 3, 2010

Closed Sale Properties



Addr: 3209 North Park Long Beach	MLS #: P717200
Area: Bixby- Bixby Knolls- Los Cerritos	
OP: \$300,000	
LP: \$300,000	SP: \$305,000
LD: 01/11/2010	SD: 03/05/2010
Beds: 3	Bath: 2.00
YBlit: 1947	Prk: Driveway
Elem:	Mid:
	High:
	Apx SF: 1,016
	\$/SF: \$300.20
	LotSF: 5,500
	DOM: 1

Property Description: 3 Bedroom 1 Bath Open Floor Plan



Addr: 5035 Matney Long Beach	MLS #: P722734
Area: Bixby- Bixby Knolls- Los Cerritos	
OP: \$309,000	
LP: \$309,000	SP: \$314,000
LD: 02/21/2010	SD: 03/29/2010
Beds: 2	Bath: 1.00
YBlit: 1942	Prk:
Elem: Barton	Mid: Lindbergh
	High: Jordan
	Apx SF: 812
	\$/SF: \$386.70
	LotSF: 5,564
	DOM: 38

Property Description: Why Buy A Fixer When You Could Have A Turn-Key Home! Come View This Beautiful 2-Bedroom Home, Rich With Detailing, Lustrous Hard-Wood Floors, Up-Dated Bathroom, Huge Kitchen, French Doors. The Back Yard, Large And Secure With A 2-Car Garage. Centrally Located To Shopping And Dining, And Walking Distance To Barton Elementary.



Addr: 3659 Country Club C, Long Beach	MLS #: P718826
Area: Bixby- Bixby Knolls- Los Cerritos	
OP: \$319,000	
LP: \$319,000	SP: \$327,000
LD: 01/23/2010	SD: 03/22/2010
Beds: 3	Bath: 2.00
YBlit: 1975	Prk: Garage Door Open
Elem:	Mid:
	High:
	Apx SF: 1,423
	\$/SF: \$229.80
	LotSF: 2,714
	DOM: 12

Property Description: End Unit With Only One Common Wall Townhome In Prestigious Country Club Gardens Condominium Complex. Newer Carpet Throughout, Upgraded Kitchen With Newer Cabinets, Tiled Counter Tops, Dishwasher. The Living Room Boast High Vaulted Ceilings With Fan, Wood Burning Fireplace. Tiled Kitchen And Dining Room Floors. Ceilings Fans In All Bedrooms, Large Two Car Garage With Laundry Hook Up, Roll Up Garage Door, And Interior Access To The Unit. Other Ammenities Include Community Pool And Spa, Gated Complex, Enclosed Private Front Patio, Soothing Water Ponds With Flowing Streams In The Common Area. Master Suite Boasts Spacious Walk-In-Closet With View To The Common Area Pond.





Comparative Market Analysis

Saturday, April 3, 2010

Closed Sale Properties



Addr: 4540 Long Beach Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P713202
OP: \$364,000
LP: \$364,000 **SP:** \$347,000 **Apx SF:** 1,495
LD: 12/04/2009 **SD:** 03/08/2010 **\$/SF:** \$232.11
Beds: 3 **Bath:** 2.00 **LotSF:** 5,775
YBIt: 1944 **Prk:** **DOM:** 80
Elem: BUYER TO VERIFY **Mid:** BUYER TO VERIFY **High:** BUYER TO V

Property Description: 3 Bedroom, 2 Bath Single Family Home Ready For You To Move In.



Addr: 4123 Boyar Long Beach **MLS #:** P710385
Area: Bixby- Bixby Knolls- Los Cerritos
OP: \$429,000
LP: \$385,000 **SP:** \$385,000 **Apx SF:** 1,128
LD: 11/09/2009 **SD:** 03/30/2010 **\$/SF:** \$341.31
Beds: 2 **Bath:** 1.00 **LotSF:** 6,778
YBIt: 1942 **Prk:** **DOM:** 140
Elem: **Mid:** **High:**

Property Description: Looking For A Newly Refurbished Home...You've Just Found It. This Home Has Been Renovated From The Floors Up. Sits On A 6778 Sq Ft Lot With Plenty Of Room For Expansion. Home Is 2 Bedrooms And 1 Newly Remodeled Bath. Brand New Kitchen Includes Solid Wood Cabinets, Ceasarstone Counter Tops, And Stainless Steel Appliances. Home Also Includes New Vinyl Dual Glazed Windows, Upgraded Plumbing With New Tankless Water Heater, New Furnace And Ducting With Stub Out For A/C. Fireplace In Living Room With Granite Surround. Extra 125 Sq Ft. Bonus Room At Rear Of Home-Great For Storage Etc. New Sod And Landscaping In Front Yard Which Includes Sprinkler System. Don T Miss Out! So Much More...Come And See.



Addr: 3450 California Long Beach **MLS #:** R906874
Area: Bixby- Bixby Knolls- Los Cerritos
OP: \$515,000
LP: \$449,000 **SP:** \$400,000 **Apx SF:** 1,693
LD: 11/02/2009 **SD:** 03/24/2010 **\$/SF:** \$236.27
Beds: 3 **Bath:** 2.00 **LotSF:** 7,518
YBIt: 1928 **Prk:** **DOM:** 147
Elem: **Mid:** **High:**

Property Description: California Heights Spanish Duplex. This Very Unique 2 Bedroom 1 Bath Has Additional Small Room With Closet. Move In Condition With A Spacious Floor Plan Accented With Open Archways, Barrel Ceilings And Built In Book Cases. Remodeled Kitchen And Bathroom. Hardwood Floors And Newer Paint Throughout. Attached 1 Bedroom 1 Bath Unit Has Large Bedroom And Bathroom With A Private Entrance. Studio Located In Back Of Lot Not To Code.



Closed Sale Properties



Addr: 4531 North Deal Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** S605769
OP: \$410,000
LP: \$410,000 **SP:** \$405,000 **Apx SF:** 1,581
LD: 02/12/2010 **SD:** 03/29/2010 **\$/SF:** \$256.17
Beds: 3 **Bath:** 2.00 **LotSF:** 8,980
YBIt: 1944 **Prk:** **DOM:** 5
Elem: Los Cerritos **Mid:** Hughes **High:**

Property Description: Amazing Property! Huge Lot Approx. 9000 Sqft. House Has Remodeled Kitchen, Masterbedroom Enlarged With Additional Closets. Familyroom With Travertine Fireplace Hearth. Copper Plumbing. 2 Car Garage With Permitted Attached Bonus Room. Needs Some Tlc...Great Value!!!



Addr: 4439 Elm Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P713355
OP: \$530,000
LP: \$449,000 **SP:** \$455,000 **Apx SF:** 1,768
LD: 12/05/2009 **SD:** 03/24/2010 **\$/SF:** \$257.35
Beds: 4 **Bath:** 3.00 **LotSF:** 5,946
YBIt: 1944 **Prk:** **DOM:** 111
Elem: **Mid:** **High:**

Property Description: Reduced *Not A Short Sale!! This Home Features Remarkable Improvements! Hardwood Flooring In Living/Dining And Bedrooms. Custom Plantation Shutters, Slate Flooring In Kitchen.Kitchen Remodeled Only 5 Yrs Ago & Includes Maple Cabinetry With Newer Appliances. 7 Yr Old Roof! Master Bedroom And Family Room Boasts Beautiful 'Cedar Vaulted Ceilings' & Jacuzzi Tub In Master! Added Master Bed And Bath Only 5 Yrs Old With Permits!3 Gorgeous Fireplaces, 2 With Brick Up To Vaulted Ceilings In Den And In Master. Family Rm Has 2 Nice Sky Lights Bringing In Lots Of Light New Brick And Wood Fence Installed On Side Of Home. Private Patio.\$7000 Of New Windows Throughout This Lovely Home.New Brick Porch On Front & Side Of Home.Fruit Trees,New Stucco And Much, Much, More. You Will Want To Hang Your Hat Here, Kick Up Your Feet And Relax In This Beautiful Home Located In The Area Of Bixby Knolls.Title States 3Bed And 3Baths But 4Th Bedroom Has Permits.Owner Will Consider All Reasonable Offers.Submit!



Addr: 1012 East Marcellus Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** N08043065
OP: \$835,000
LP: \$460,000 **SP:** \$472,500 **Apx SF:** 2,554
LD: 03/19/2008 **SD:** 03/22/2010 **\$/SF:** \$185.00
Beds: 5 **Bath:** 3.00 **LotSF:** 9,010
YBIt: 1953 **Prk:** Direct Garage Acce **DOM:** 565
Elem: **Mid:** **High:**

Property Description: This Large 5 Bedroom Pool Home Is Situated In The Prestigious Bixby Knolls Area Of Long Beach. It Features Hardwood Floors, A Large Pool, And Terrific Floor Plan For Entertaining Or Large Families. The Home Is Built In Such A Way As It Wraps Around The Spacious Patio And Pool, And Opens Up To The Pool Area From Three Different Sides, Including From The Kitchen Which Allows For Superior Entertaining Possibilities. The Home Is Ready For Your Personal Touches To Make It Truly Yours. Take Advantage Now And Save Money On This Large Home In This Great Neighborhood While The Opportunity Still Exists-- You'LI Be Happy You Did!



Closed Sale Properties



Addr: 3939 North Virginia 210, Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P726549
OP: \$319,900
LP: \$319,900 **SP:** \$474,000 **Apx SF:** 1,453
LD: 03/17/2010 **SD:** 03/31/2010 **\$/SF:** \$326.22
Beds: 2 **Bath:** 2.00 **LotSF:** 1,459
YBit: 1974 **Prk:** **DOM:** 14
Elem: **Mid:** **High:**

Property Description: This Is A Bright And Open 2Nd Floor Unit That Is Large And Spacious In The Virginia Country Club Area. It Features Laminate Floors Throughout, Ceramic Tile In The Kitchen With Newer Appliances, Central Air And Heat, A Washer And Dryer In The Unit, A Walk-In Closet In The Master Bedroom, And A Balcony Deck Off The Living/Dining Room Area. The Unit Comes With 2 Parking Spaces And A Huge Storage Area. There Is A Community Pool And Indoor Jacuzzi With An Outside Bbq Area. This Unit Is In Very Nice Condition And Is In A Great Location.



Addr: 3470 Gaviota Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P712764
OP: \$549,000
LP: \$529,000 **SP:** \$499,000 **Apx SF:** 1,998
LD: 11/30/2009 **SD:** 03/15/2010 **\$/SF:** \$249.75
Beds: 3 **Bath:** 2.00 **LotSF:** 5,760
YBit: 1938 **Prk:** **DOM:** 106
Elem: **Mid:** **High:**

Property Description: Step Inside This Magnificent Home And You And Your Buyers Will Be Amazed At The Colorful Smart Design Of This Masterpiece. Beautiful Hardwood Floors! Luxury Master Bathroom! Large Walk-In Closet! Inside Laundry And Storage! Family Room W/Bar And Flat Screen! Double French Doors Lead Out To Recently Landscaped Back Yard And Patio! Entertainment Delight!!!



Addr: 3624 Myrtle Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P721388
OP: \$549,000
LP: \$549,000 **SP:** \$549,000 **Apx SF:** 1,228
LD: 02/10/2010 **SD:** 03/25/2010 **\$/SF:** \$447.07
Beds: 3 **Bath:** 1.00 **LotSF:** 5,500
YBit: 1929 **Prk:** **DOM:** 39
Elem: Longfellow **Mid:** Hughes **High:** Poly

Property Description: All Of The Charm And Character Of A Historical Home With All The Modern Conveniences. Completely Remodeled With All New Copper Plumbing, New Electrical, Designer Lighting, Cable Wired Throughout, And Brand New 2 Car Garage. Classic Charm With Arched Walls, Gleaming New Hardwood Floors And Gorgeous Spanish Exterior. New Kitchen With Granite Counters, New Cabinets And Self Closing Drawers, New Stainless Steel Appliances, And Gorgeous Tiled Floors. Remodeled Bathroom With Designer Tile Accents, New Vanity And Mirror, New Fixtures, And Beautiful Marble Floor. Entertaining Floorplan With Formal Dining Room With French Doors And Oversized Living Room With Fireplace. Walk To Desired Longfellow School Or Bixby Knolls Shopping And Restaurants. Truly An Exceptional Home...You Will Not Be Disappointed!





Comparative Market Analysis

Saturday, April 3, 2010

Closed Sale Properties



Addr: 3876 Marron Long Beach	MLS #: R906417
Area: Bixby- Bixby Knolls- Los Cerritos	
OP: \$635,000	
LP: \$580,000	SP: \$560,000
LD: 10/10/2009	SD: 03/17/2010
Beds: 3	Bath: 2.00
YBlt: 1941	Prk: Garage Door Open
Elem:	Mid:
	High:
	Apx SF: 1,674
	\$/SF: \$334.53
	LotSF: 7,290
	DOM: 131

Property Description: Spacious 'Bixby Knoll' Home On Desirable Street. Upgraded Kitchen With Oak Cabinets, Tile Counter Tops And Floors, Recessed Panel Lights In Ceiling, Stainless Stove And Microwave, Dishwasher. Entry, Formal Living Room With Fireplace, Bay Window With Shutters. Formal Dining Room Leads To Den With Built-In Cabinet And Ceiling Fan. Bedroom Closets Have Built-In Drawers. Bathrooms Have Been Upgraded (Hall Bath Has Separate Tub And Shower Stall). Upgraded Vinyl Windows, Electrical And Plumbing. Central Air Conditioning To Keep You Cool In The Summer. Large Wood Deck Leading To Covered Patio Area With Fireplace. Laundry Connections In Garage, Automatic Garage Door Opener. Storage Room Built To The Rear Of Garage. Very Clean Home In Desirable Neighborhood. Traditional Sale, Not A Short Sale.



Addr: 3803 North Weston Long Beach	MLS #: P716321
Area: Bixby- Bixby Knolls- Los Cerritos	
OP: \$575,000	
LP: \$575,000	SP: \$575,000
LD: 01/06/2010	SD: 03/03/2010
Beds: 2	Bath: 2.00
YBlt: 1937	Prk:
Elem: Los Cerritos	Mid: Hughes
	High: Poly
	Apx SF: 1,422
	\$/SF: \$404.36
	LotSF: 7,500
	DOM: 29

Property Description: This 2 Bedroom/2 Bath Traditional Home In The Virginia Country Club Neighborhood Offers 1,422 Sf, Hardwood Flooring, Plantation Shutters, Built-In Shelving And Display Niches, Double-Sided Fireplace Between Living And Family Rooms. Kitchen Features Freestanding 4-Burner Stove With Double-Oven, Dishwasher, And A Breakfast Niche. Formal Living Room & Private Dining Area. Extra-Large Master Bedroom With Two Very Deep California Closets. Large, Very Private Backyard With Covered Brick Patio.



Closed Sale Properties



Addr: 357 East Bixby Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P721243
OP: \$575,000
LP: \$575,000 **SP:** \$575,000 **Apx SF:** 1,778
LD: 02/10/2010 **SD:** 03/26/2010 **\$/SF:** \$323.40
Beds: 3 **Bath:** 2.00 **LotSF:** 8,700
YBlt: 1940 **Prk:** Garage Door Open **DOM:** 44
Elem: Longfellow **Mid:** Hughes **High:** Poly

Property Description: Situated On A Large Corner Lot In The Beautiful Chateau Thierry Neighborhood Within Bixby Knolls, This Charming 3 Bedroom 2 Bath Custom Home Has Never Before Been Offered For Sale! Built And Owned By The Same Family Since 1940, This Lovely Home Features A Formal Entry, Hardwood Floors Throughout, A Huge Living Room With Wood Burning Fireplace And Trayed Ceilings, Formal Dining Room, Large Original Eat-In Kitchen And A Sun Room Overlooking The Rear Yard. The Attached Two-Car Garage Is Extra Long And Features Laundry Facilities And Room For Extra Storage. Located Directly Off The Sun Room, A Patio Connects The Home To A Permitted Bonus Room, With Another Fireplace And Sink, Featuring An Additional 336 Square Feet Of Space. This Charming Home Is In Need Of A Little Tlc, So Bring Your Paint Brush And Take Advantage Of This Opportunity To Own This Custom Built Home At A Great Price. Hurry!!!



Addr: 3912 California Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P721285
OP: \$599,900
LP: \$599,900 **SP:** \$609,000 **Apx SF:** 1,825
LD: 02/08/2010 **SD:** 03/30/2010 **\$/SF:** \$333.70
Beds: 3 **Bath:** 2.00 **LotSF:** 7,079
YBlt: 1948 **Prk:** **DOM:** 10
Elem: **Mid:** **High:**

Property Description: Lovely Traditional Home With Great Curb Appeal Has Beautiful Hardwood Floors, 3 Bedrooms, 1 3/4 Baths Plus Den And Formal Dining Room. Double Sided Woodburning Fireplace Opens To Living Room And Den. Backyard Is Beautifully Landscaped With Waterfall Into Fish Pond. Other Very Special Features Are A Circulating Hotwater System, Electric Solar System, Forced Air Heat, Central Air-Conditioning, And Rain Water Collection Barrels.



Closed Sale Properties



Addr: 1064 East Marcellus Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P708013
OP: \$675,000
LP: \$659,900 **SP:** \$650,000 **Apx SF:** 2,144
LD: 10/21/2009 **SD:** 03/23/2010 **\$/SF:** \$303.17
Beds: 3 **Bath:** 3.00 **LotSF:** 8,125
YBlt: 1957 **Prk:** **DOM:** 153
Elem: **Mid:** **High:**

Property Description: Wonderful Home Completely Remodeled Since 2005- Perfect For Entertaining With Upgrades Galore. Gourmet Kitchen, With New Custom Cabinets, Granite & Travertine, Stainless 48' Jenn Air Chef Stove;6 Burner, Grill & Double Ovens, Large Pantry, Wine Cooler & Travertine Floor. New Roof, Dual Paned Windows And Doors, New Paint, Carpet, New Heater, A/C & Ducting, Recessed Lighting Throughout, New Water Heater-- Too Many Upgrades To List. Private Large Lot Is Like A Tropical Paradise With Lovely Deck, Covered Dining Area & Built-In Barbeque, Refrigerator, Sink, New 12 Person Spa & Aviary With Colorful And Playful Birds. Master Suite Has Lots Of Closet Space, Remodeled Bath With New Cabinets, Travertine, Granite, Double Vanity And Double-Head Shower. Large 3Rd Bedroom Has Private Marble 3/4 Bath. Living Room With Sweeping View To Rear Yard Has Gas Fireplace. Bright Enclosed Patio (Bonus 200 Sq.Ft.)With Skylights, Perfect For Office Or Play Area. Spacious, Bright, Open Floor Plan.



Addr: 4291 Country Club Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P681097
OP: \$2,495,000
LP: \$2,100,000 **SP:** \$1,825,000 **Apx SF:** 6,829
LD: 03/25/2009 **SD:** 03/02/2010 **\$/SF:** \$267.24
Beds: 4 **Bath:** 7.00 **LotSF:** 20,188
YBlt: 1940 **Prk:** Oversized, Gated **DOM:** 323
Elem: Los Cerritos **Mid:** Hughes **High:** Poly

Property Description: Huge \$400,000 Price Reduction On This Incredible Virginia Country Club Estate! Overlooking The 16Th Green, This Stunning Home Was Designed By Noted Architect, Kenneth Wing In The Classic Greek Revival Style. Lovingly Cared For. This Home Features A Two-Story Oval Foyer With Classic Curving Stairway And 2Nd Floor Gallery. Antique French Crystal & Bronze Chandeliers Illuminate The Grand Foyer And Bedrooms. An Indoor Heated Swimming Pool, Mahogany Paneled Library, And Elevator Are Just Some Of The Specail Features Of This Classic Estate. This Home Sits Upon 1.5 Lots Totaling 1/2 Acre With Prime Virginia Country Club Vistas. The Grounds Include A Detached Entertaining Room With Huge Fireplace Overlooking Both The Golf Course And The Huge Private Grounds With Fountains And Marble Statuary. A Very Special Home Of Classic Elegance And Distinction. Estate Sale, No Probate Required! Now Priced For Immediate Sale.



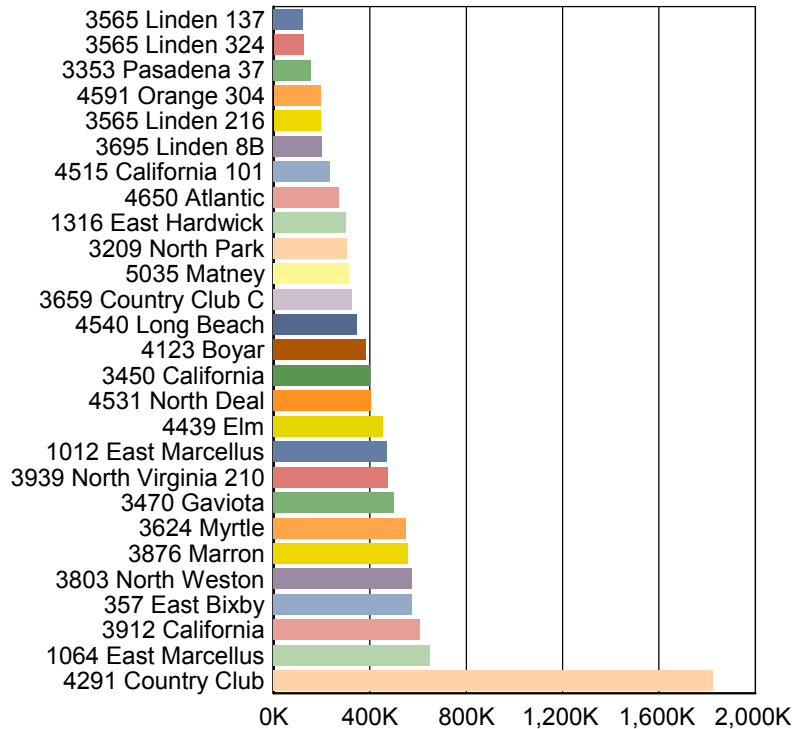


Comparative Market Analysis

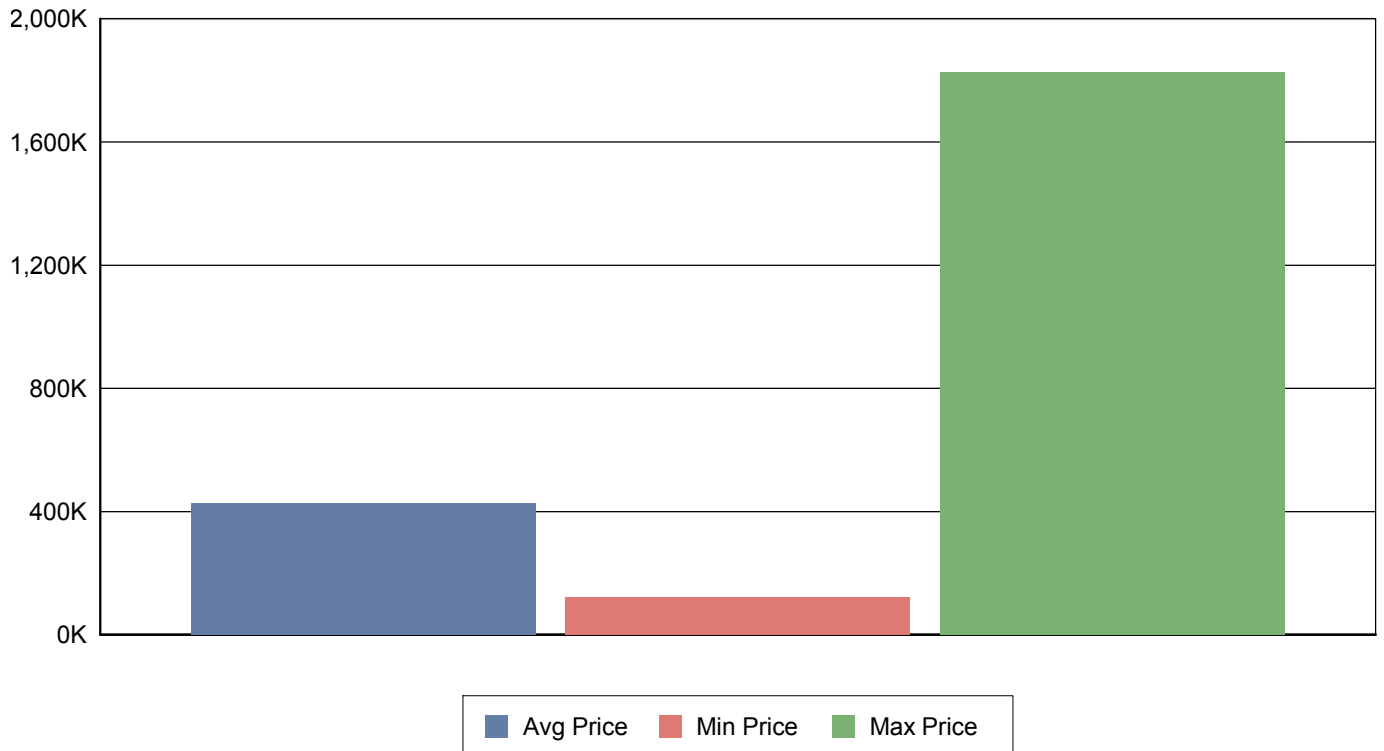
Saturday, April 3, 2010

Closed Sale Properties

# of Listings	27
Lowest Price	\$122,000
Highest Price	\$1,825,000
Average Price	\$427,111
Avg Price/SqFt	\$274.71
Avg DOM	85



Summary Graph/Analysis





Comparative Market Analysis

Saturday, April 3, 2010

Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per
Closed Sale	\$122,000	\$1,825,000	\$427,111	\$274.71
Totals / Averages	\$122,000	\$1,825,000	\$427,111	\$274.71

Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
3565 Linden 137, Long Beach	\$114,900	\$122,000	47	%6.18	\$184.85
3565 Linden 324, Long Beach	\$118,000	\$125,000	11	%5.93	\$189.39
3353 Pasadena 37, Long Beach	\$149,900	\$156,000	13	%4.07	\$209.40
4591 Orange 304, Long Beach	\$159,900	\$195,000	20	%21.95	\$193.07
3565 Linden 216, Long Beach	\$184,000	\$195,000	33	%5.98	\$207.89
3695 Linden 8B, Long Beach	\$210,000	\$203,000	3	-%3.33	\$160.86
4515 California 101, Long Beach	\$219,182	\$235,000	72	%7.22	\$255.43
4650 Atlantic Long Beach	\$282,338	\$272,500	100	-%3.48	\$229.18
1316 East Hardwick Long Beach	\$299,900	\$302,000	48	%0.70	\$372.84
3209 North Park Long Beach	\$300,000	\$305,000	1	%1.67	\$300.20
5035 Matney Long Beach	\$309,000	\$314,000	38	%1.62	\$386.70
3659 Country Club C, Long Beach	\$319,000	\$327,000	12	%2.51	\$229.80
4540 Long Beach Long Beach	\$364,000	\$347,000	80	-%4.67	\$232.11
4123 Boyar Long Beach	\$385,000	\$385,000	140	%0.00	\$341.31
3450 California Long Beach	\$449,000	\$400,000	147	-%10.91	\$236.27
4531 North Deal Long Beach	\$410,000	\$405,000	5	-%1.22	\$256.17
4439 Elm Long Beach	\$449,000	\$455,000	111	%1.34	\$257.35
1012 East Marcellus Long Beach	\$460,000	\$472,500	565	%2.72	\$185.00
3939 North Virginia 210, Long Beach	\$319,900	\$474,000	14	%48.17	\$326.22
3470 Gaviota Long Beach	\$529,000	\$499,000	106	-%5.67	\$249.75
3624 Myrtle Long Beach	\$549,000	\$549,000	39	%0.00	\$447.07
3876 Marron Long Beach	\$580,000	\$560,000	131	-%3.45	\$334.53
3803 North Weston Long Beach	\$575,000	\$575,000	29	%0.00	\$404.36
357 East Bixby Long Beach	\$575,000	\$575,000	44	%0.00	\$323.40
3912 California Long Beach	\$599,900	\$609,000	10	%1.52	\$333.70
1064 East Marcellus Long Beach	\$659,900	\$650,000	153	-%1.50	\$303.17
4291 Country Club Long Beach	\$2,100,000	\$1,825,000	323	-%13.10	\$267.24
Total Averages	\$432,253	\$427,111	85	%2.38	\$274.71

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

Property Summary

S	Street Address	Bd	Bth	Sqft	Built	L Price	S Price	Sold Date	DOM
S	3565 Linden 137	1	1.00	660	1973	\$114,900	\$122,000	03/02/2010	47
S	3565 Linden 324	1	1.00	660	1973	\$118,000	\$125,000	03/19/2010	11
S	3353 Pasadena 37	1	1.00	745	1979	\$149,900	\$156,000	03/10/2010	13
S	4591 Orange 304	2	2.00	1,010	1979	\$159,900	\$195,000	03/30/2010	20
S	3565 Linden 216	2	2.00	938	1973	\$184,000	\$195,000	03/15/2010	33
S	3695 Linden 8B	2	2.00	1,262	1967	\$210,000	\$203,000	02/27/2010	3
S	4515 California 101	2	2.00	920	1980	\$219,182	\$235,000	03/02/2010	72
S	4650 Atlantic	3	1.00	1,189	1947	\$282,338	\$272,500	03/26/2010	100





Comparative Market Analysis

Saturday, April 3, 2010

S	1316 East Hardwick	2	1.00	810	1942	\$299,900	\$302,000	03/26/2010	48
S	3209 North Park	3	2.00	1,016	1947	\$300,000	\$305,000	03/05/2010	1
S	5035 Matney	2	1.00	812	1942	\$309,000	\$314,000	03/29/2010	38
S	3659 Country Club C	3	2.00	1,423	1975	\$319,000	\$327,000	03/22/2010	12
S	4540 Long Beach	3	2.00	1,495	1944	\$364,000	\$347,000	03/08/2010	80
S	4123 Boyar	2	1.00	1,128	1942	\$385,000	\$385,000	03/30/2010	140
S	3450 California	3	2.00	1,693	1928	\$449,000	\$400,000	03/24/2010	147
S	4531 North Deal	3	2.00	1,581	1944	\$410,000	\$405,000	03/29/2010	5
S	4439 Elm	4	3.00	1,768	1944	\$449,000	\$455,000	03/24/2010	111
S	1012 East Marcellus	5	3.00	2,554	1953	\$460,000	\$472,500	03/22/2010	565
S	3939 North Virginia 210	2	2.00	1,453	1974	\$319,900	\$474,000	03/31/2010	14
S	3470 Gaviota	3	2.00	1,998	1938	\$529,000	\$499,000	03/15/2010	106
S	3624 Myrtle	3	1.00	1,228	1929	\$549,000	\$549,000	03/25/2010	39
S	3876 Marron	3	2.00	1,674	1941	\$580,000	\$560,000	03/17/2010	131
S	3803 North Weston	2	2.00	1,422	1937	\$575,000	\$575,000	03/03/2010	29
S	357 East Bixby	3	2.00	1,778	1940	\$575,000	\$575,000	03/26/2010	44
S	3912 California	3	2.00	1,825	1948	\$599,900	\$609,000	03/30/2010	10
S	1064 East Marcellus	3	3.00	2,144	1957	\$659,900	\$650,000	03/23/2010	153
S	4291 Country Club	4	7.00	6,829	1940	\$2,100,000	\$1,825,000	03/02/2010	323

