

Closed Sale Properties



Addr: 3565 Linden 122, Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P712164
OP: \$138,600
LP: \$138,600 **SP:** \$142,000 **Apx SF:** 794
LD: 11/23/2009 **SD:** 04/29/2010 **\$/SF:** \$178.84
Beds: 2 **Bath:** 2.00 **LotSF:** 392
YBit: 1973 **Prk:** Subterranean **DOM:** 29
Elem: **Mid:** **High:**

Property Description: Security Building Great Size Units With Two Bedrooms And Two Bathrooms. Peaceful Balcony With Dining Area And Large Living Room. Condo Complex Has Rec Room With Pool Table, Pool, Spa And Underground Secure Parking.



Addr: 4591 Orange 203, Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P724928
OP: \$139,900
LP: \$139,900 **SP:** \$155,000 **Apx SF:** 792
LD: 03/06/2010 **SD:** 05/03/2010 **\$/SF:** \$195.71
Beds: 1 **Bath:** 1.00 **LotSF:** 1,102
YBit: 1979 **Prk:** **DOM:** 9
Elem: **Mid:** **High:**

Property Description: Opportunity Knocks On This Affordable Freddie Mac Homesteps Reo Condo. This Property Is Priced For An Immediate Sale. If You Hesitate You May Miss Out On This One. This Property Features Carpet And Laminate Flooring, Balcony, Soaking Bathtub, Breakfast Area Off Kitchen, Secured Entry, And 1 Car Garage.



Addr: 3500 Linden 203, Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** S593282
OP: \$175,000
LP: \$175,000 **SP:** \$175,000 **Apx SF:** 902
LD: 10/19/2009 **SD:** 05/26/2010 **\$/SF:** \$194.01
Beds: 2 **Bath:** 2.00 **LotSF:** 888
YBit: 1989 **Prk:** **DOM:** 203
Elem: **Mid:** **High:**

Property Description: Two Bedroom, 2 Bath Condo On 2Nd Floor, Open Floor Plan. Living Room With Eating Area. Large Balcony. Located In A Great Area Of Bixby Knolls. New Carpets And Paint Will Make This A Good Buy.

Closed Sale Properties



Addr: 4225 Walnut Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P712641
OP: \$300,000
LP: \$300,000 **SP:** \$300,000 **Apx SF:** 868
LD: 11/27/2009 **SD:** 05/10/2010 **\$/SF:** \$345.62
Beds: 2 **Bath:** 1.00 **LotSF:** 6,105
YBIt: 1947 **Prk:** **DOM:** 10
Elem: **Mid:** **High:**

Property Description: Lovely Bixby Neighborhood, Hardwood Floors, Newer Kitchen And Bath. Huge Private Back Yard And Patio, Deck, Shade And Fruit Trees, Long Driveway. Permitted Bonus Room Attached To Garage.



Addr: 5026 Falcon Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P731044
OP: \$349,900
LP: \$315,000 **SP:** \$335,000 **Apx SF:** 812
LD: 04/15/2010 **SD:** 05/27/2010 **\$/SF:** \$412.56
Beds: 2 **Bath:** 1.00 **LotSF:** 5,350
YBIt: 1942 **Prk:** Driveway **DOM:** 34
Elem: Baron **Mid:** Lindbergh **High:** Jordan

Property Description: Hurry Because This One Will Go Fast! This Beautiful Long Beach Home Has Been Remodeled & Upgraded Inside & Out. All New Paint, Flooring, Fixtures & Appliances. Coil For A/C Has Already Been Installed Easy Step To Upgrade To Full A/C. Front & Back Yards Have Been Landscaped & Recently Reseeded With Grass. Rainbird Sprinkler System In Front & Back Too. All Copper Plumbing Throughout. Garage Has A New Door, Finished & Painted Inside. This Is A Great Family Neighborhood With Longtime Residents.



Addr: 840 East Terrace Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** R1000572
OP: \$339,900
LP: \$339,900 **SP:** \$340,000 **Apx SF:** 954
LD: 01/27/2010 **SD:** 05/03/2010 **\$/SF:** \$356.39
Beds: 2 **Bath:** 1.00 **LotSF:** 8,170
YBIt: 1947 **Prk:** **DOM:** 58
Elem: Call **Mid:** School **High:** District

Property Description: Bank Owned. Very Cool House On Beautiful Street. Raised Foundation, Hardwood Floors, Fireplace, Picture Windows, Detached Playhouse (Could Be Office), 2 Car Garage, Huge Sunny Yard, 8170 Sqft Lot.

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Addr: 900 East Luray Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** S599383
OP: \$289,000
LP: \$348,300 **SP:** \$348,300 **Apx SF:** 940
LD: 12/16/2009 **SD:** 05/20/2010 **\$/SF:** \$370.53
Beds: 2 **Bath:** 1.00 **LotSF:** 7,173
YBIt: 1947 **Prk:** Garage Door Open **DOM:** 145
Elem: Barton **Mid:** Hughes **High:** Jordan

Property Description: **Back On Market 4/16/2010.** Beautiful Detached Ridgewood Heights Home With Large Yard. Hardwood Floors, Updated Kitchen With Stainless Steel Appliances And Granite Counters. Nice Size Bedrooms. Indoor Laundry. Over 7,000 Sq Ft Lot With Fruit Trees, Long Driveway And Detached Two Car Garage.



Addr: 1406 East Luray Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P728352
OP: \$339,900
LP: \$350,000 **SP:** \$350,000 **Apx SF:** 810
LD: 03/30/2010 **SD:** 05/05/2010 **\$/SF:** \$432.10
Beds: 2 **Bath:** 1.00 **LotSF:** 5,762
YBIt: 1942 **Prk:** **DOM:** 38
Elem: **Mid:** **High:**

Property Description: Great Opportunity In Ridgewood Heights Area Of Bixby. This Home Has A Beautiful Back Yard That Is Loaded With Flowers. Nice Covered Patio With Custom Stone Work. Central Air And Heat, An Updated Kitchen, Fresh Paint And Newer Carpet. The Bedrooms Are Large With Nice Size Closets. Long Driveway And A Two Car Garage.



Addr: 4015 Virginia 2, Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P614275
OP: \$445,000
LP: \$445,000 **SP:** \$350,000 **Apx SF:** 2,019
LD: 12/14/2007 **SD:** 03/31/2008 **\$/SF:** \$173.35
Beds: 2 **Bath:** 2.50 **LotSF:** 2,871
YBIt: 1978 **Prk:** **DOM:** 878
Elem: **Mid:** **High:**

Property Description: Beautiful Townhome In The Prestigious Virginia Country Club. Master Suite With Huge Closet On First Level. Second Level Has A Living Room With Fireplace And Family Room. Gorgeous Kitchen And Huge Balcony For Entertaining. An Additional Loft Htat Can Be Used As An Office Or Room. Beautiful Hardwood Floors. Only Unit For Sale In Complex. Must See This Gorgeous Townhome!!! Priced To Sell!

Closed Sale Properties



Addr: 1016 East 36Th Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P726901
OP: \$399,900
LP: \$399,900 **SP:** \$380,000 **Apx SF:** 891
LD: 03/09/2010 **SD:** 05/05/2010 **\$/SF:** \$426.49
Beds: 2 **Bath:** 1.00 **LotSF:** 2,773
YBit: 1925 **Prk:** Street **DOM:** 72
Elem: **Mid:** **High:**

Property Description: Newly Remodeled Cal Hts Property, Great Neighborhood. Playroom Above Garage.



Addr: 217 East Roosevelt Long Beach **MLS #:** R907522
Area: Bixby- Bixby Knolls- Los Cerritos
OP: \$474,900
LP: \$395,000 **SP:** \$392,000 **Apx SF:** 1,410
LD: 12/08/2009 **SD:** 05/19/2010 **\$/SF:** \$278.01
Beds: 3 **Bath:** 2.00 **LotSF:** 5,400
YBit: 1956 **Prk:** **DOM:** 163
Elem: Los Cerritos **Mid:** Hughes **High:** Poly

Property Description: One Of The Lowest Prices To List Recently In The Virginia Country Club. This 3 Bedroom 2 Bath Home Features An Open Floor Plan With Direct Access From The Kitchen To The Dining Room And Large Living Room. The Kitchen Has Been Upgraded With Rich Granite Counters, Pantry, Dish Washer, Double Sink And Recessed Lights. From The Kitchen There Is Direct Access To The Laundry Room. The Large Master Suite Has A Mirrored Wardrobe And 3/4 Bath. A Hall Bath Features A Jacuzzi Tub With High End Tile Surround, Maple Cabinetry And Granite Counters. There Is Direct Access From The Oversized 2 Car Garage (Insulated Door) Into The House-Thus The Garage Can Be Used As A Rec Room Or Work Room With Cars Parked Inside A Gated Drive. The Property Features A New 40 Gallon Water Heater, Extensive Storage Area, New Fences And Extensive Cement Drive. The Home Offers The Buyers A Chance To Buy One Of The Least Expensive Homes In One Of The Most Expensive And Nicest Areas Of Long Beach. Sellers Want It Sold Now!



Addr: 3932 Cerritos Long Beach **MLS #:** P707450
Area: Bixby- Bixby Knolls- Los Cerritos
OP: \$495,000
LP: \$429,900 **SP:** \$429,900 **Apx SF:** 1,720
LD: 10/16/2009 **SD:** 05/15/2010 **\$/SF:** \$249.94
Beds: 3 **Bath:** 1.00 **LotSF:** 6,720
YBit: 1952 **Prk:** **DOM:** 181
Elem: **Mid:** **High:**

Property Description: Short Sale. Charming 3 Bedroom + 1 Bathroom Family Home In A Great Location! Great Entertainer'S Home. Open Living + Dining + Den Area. Living Area Opens To Backyard. There Is Also Inside Laundry (Off Kitchen) And A 2 Car Garage With Ample Additional Parking Space Plus Long Driveway For Even Further Additional Parking. Great Layout. Assessor Shows 2 Bedrooms But There Is 3. Buyer To Verify Sq. Ftg./Permits.

Closed Sale Properties



Addr: 4133 Walnut Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P714553
OP: \$465,000
LP: \$449,999 **SP:** \$435,000 **Apx SF:** 1,339
LD: 12/14/2009 **SD:** 04/30/2010 **\$/SF:** \$324.87
Beds: 3 **Bath:** 2.00 **LotSF:** 6,105
YBIt: 1943 **Prk:** **DOM:** 101
Elem: Longfellow **Mid:** Hughes **High:** Poly

Property Description: Sellers Says Lets Get Into Escrow. This 3 Bed 1.75 Offers Easy Access To Shopping And Freeways. Central Air And Heat With Private Bath In Master Suite. Electric Gate To Detached Garage In Back.



Addr: 3743 Gardenia Long Beach **MLS #:** P715088
Area: Bixby- Bixby Knolls- Los Cerritos
OP: \$499,000
LP: \$459,000 **SP:** \$435,000 **Apx SF:** 1,410
LD: 12/21/2009 **SD:** 05/12/2010 **\$/SF:** \$308.51
Beds: 3 **Bath:** 3.00 **LotSF:** 5,760
YBIt: 1938 **Prk:** Driveway **DOM:** 143
Elem: **Mid:** **High:**

Property Description: Completely Renovated 3 Bedroom, 2 Bath California Heights Home With Spacious Living Room, Fireplace, Formal Dining Room And Master Suite With Walk-In Closet. Remodeled Kitchen, With New Cabinets, Corion Counters And Ceramic Tile Flooring, New Appliances. New Paint Inside And Out, New Carpet, All Ready To Move Right In. Large Lot With Two Car Garage That Has Been Converted To Living Quarters, Small Kitchen, Separate Bedroom And Bathroom, (May Not Be Permitted, Please Call Agent With Any Questions).



Addr: 4143 Rose Long Beach **MLS #:** P730989
Area: Bixby- Bixby Knolls- Los Cerritos
OP: \$439,950
LP: \$439,950 **SP:** \$439,900 **Apx SF:** 1,500
LD: 04/15/2010 **SD:** 05/21/2010 **\$/SF:** \$293.27
Beds: 4 **Bath:** 2.00 **LotSF:** 6,105
YBIt: 1943 **Prk:** **DOM:** 5
Elem: **Mid:** **High:**

Property Description: Beautiful Upgraded House With 4 Bedrooms,'One Of The Bedrooms Currently Used As Play Room/Office'. The Oversize Master Suite Offers Walk-In Closet, Remote Control Ceiling Fan, Double French Doors To The Back Yard. And Spacious Master Bathroom With Double Granite Sink And Custom Tiled Shower. The 2Nd. Bathroom, Conveniently Located In The Hallway Is Also Custom Upgraded. The Beautiful Kitchen Offers Granite Counter Tops, Lots Of Cabinets And Big Pantry. Top Of Line Stainless Steel Appliances For A Show Room Look. Dinning Area Direct Access To Kitchen. Other Features: Hardwood Floors And Tile Floors. Central Air Conditioning, Double Pane Windows, Recessed Lighting And Ceiling Fans Throughout The House. Newer Roof. 2 Car Detached Garage With Long Driveway For All Your Toys. Huge Back Yard, Front Yard Automatic Sprinklers And Newly Seeded. Other Upgrades: Copper Plumbing, Upgraded Electric..

Closed Sale Properties



Addr: 474 East 44Th Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** S611148
OP: \$429,000
LP: \$429,000 **SP:** \$440,000 **Apx SF:** 1,513
LD: 03/30/2010 **SD:** 05/10/2010 **\$/SF:** \$290.81
Beds: 3 **Bath:** 2.00 **LotSF:** 6,890
YBlt: 1944 **Prk:** **DOM:** 8
Elem: Los Cerritos **Mid:** Hughes **High:**

Property Description: Professionally Staged..Shows Beautifully!! This Home Will Charm The Most Demanding Buyer. Upgraded Kitchen With Oak Cabintes And Flooring, Tile Counters & Breakfast Bar. All This Overlooks The Huge Step Down Familyroom With 7 Ft. Antique Oak Fireplace Mantle, Ceramic Tile Flooring And Dual Paned Pella Windows/Sliding Door. Livingroom Features A Large Picture Window And Wood Burning Fireplace With Custom Oak Mantle. Both Bathrooms Have Been Upgraded And Include Skylights. You Will Love Entertaining In This Private Rear Yard With Multiple Seating Areas That Include A Covered Patio, Gazebo And Separate Wood Decking Area. All This And Much More! Only A Short Distance To Award Winning Schools, 20+ Acre Park, Excellent Shopping Center And Close To Freeway Corridors. Standard Sale!



Addr: 3510 Gaviota Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** S610304
OP: \$419,900
LP: \$419,900 **SP:** \$460,000 **Apx SF:** 1,482
LD: 03/23/2010 **SD:** 05/07/2010 **\$/SF:** \$310.39
Beds: 3 **Bath:** 1.00 **LotSF:** 5,760
YBlt: 1938 **Prk:** **DOM:** 16
Elem: **Mid:** **High:**

Property Description: Charming Home, New Paint, Hardwood Floors, Upgraded Kitchen,Cozy Fireplace In Living Room, 3Rd Bedroom/Den, Tropical Yard.

Closed Sale Properties



Addr: 3442 Falcon Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P725288
OP: \$469,000
LP: \$469,000 **SP:** \$462,000 **Apx SF:** 1,015
LD: 03/10/2010 **SD:** 05/07/2010 **\$/SF:** \$455.17
Beds: 2 **Bath:** 1.00 **LotSF:** 5,120
YBlt: 1929 **Prk:** Driveway **DOM:** 7
Elem: **Mid:** **High:**

Property Description: This Is The Home Your Clients Have Been Waiting For! A Pristinely Maintained Spanish Home Located In Historical California Heights! Awash In Warm Colors & Loaded With Character & Charm! Gleaming Hardwood Floors, Arched Doorways, Coved Ceilings, Wall Niches, Built-In China Cabinets, Mahogany Doors, Casement Windows, Natural Wood Trim...Perfect! Living Room With Scalloped Picture Window, Mock Fireplace & Original Sconces. Formal Dining Room With Arched Entryway Flanked By Wall Niches And Glass Fronted Display Cabinets, Classic Kitchen With Period Appropriate Tile Counters & Backsplash. Sunny Breakfast Room With Windows Overlooking Rear Grounds. Remodeled Period-Style Bathroom With Subway Tile Shower Area, Hexagon Tile Floor & Pedestal Sink. Both Bedrooms With Hardwood Floors And Spacious Walk-In Closets. Rear Yard With Mature Foliage, Covered Entertaing Patio, Fountain, Grassy Expanse & Seperate Fenced Off Area Ideal For Kennel Or Vegetable Garden. This Home Will Sell Very Fast-So Hurry!



Addr: 3751 California Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P694428
OP: \$599,900
LP: \$499,900 **SP:** \$470,000 **Apx SF:** 1,510
LD: 07/08/2009 **SD:** 05/17/2010 **\$/SF:** \$311.26
Beds: 3 **Bath:** 2.00 **LotSF:** 5,500
YBlt: 1925 **Prk:** **DOM:** 170
Elem: **Mid:** **High:**

Property Description: Spanish Style Home In Beautiful Historic California Heights!Remodeled In 1995 With New Electrical,Copper Plumbing.Remodeled Kitchen With Granite Countertops(2008)That Opens To A Formal Dining Room.Living Room With Vaulted Ceiling And Fireplace.Beautiful Hardwood Floors Through Out. Wonderful Open Floor Plan With Tons Of Light!Large Backyard And Steps Away From Award Winning Schools!Agents!!!! Please See Remarks....



Addr: 3950 Linden Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P727601
OP: \$450,000
LP: \$450,000 **SP:** \$471,000 **Apx SF:** 1,938
LD: 03/24/2010 **SD:** 04/30/2010 **\$/SF:** \$243.03
Beds: 3 **Bath:** 3.00 **LotSF:** 8,400
YBlt: 1937 **Prk:** **DOM:** 14
Elem: **Mid:** **High:**

Property Description: Bixby Knolls Home Located On A Tree-Lined Street Surrounded By Beautiful Homes. Home Needs Some Updating And Maintenance. Spacious Master And Living Room. Huge Lot With Fruit Trees In Backyard.

Closed Sale Properties



Addr: 3946 Walnut 1, Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P719939
OP: \$469,900
LP: \$469,900 **SP:** \$497,500 **Apx SF:** 1,569
LD: 02/01/2010 **SD:** 05/05/2010 **\$/SF:** \$317.08
Beds: 3 **Bath:** 3.00 **LotSF:** 6,250
YBit: 1938 **Prk:** Driveway **DOM:** 9
Elem: **Mid:** **High:**

Property Description: Small Dog In Laundry Room -- Do Not Let Out Beautiful Home W/Many Upgrades; Designer Kitchen; Hardwood Floors; Pool And Spa With A Guest Casita; Work Shed + A 2-Car Garage; Many Beautiful Neighborhood Close To Schools And Shopping;



Addr: 3745 Myrtle Long Beach **MLS #:** P729420
Area: Bixby- Bixby Knolls- Los Cerritos
OP: \$499,900
LP: \$499,900 **SP:** \$510,000 **Apx SF:** 1,200
LD: 04/06/2010 **SD:** 05/07/2010 **\$/SF:** \$425.00
Beds: 2 **Bath:** 1.00 **LotSF:** 6,750
YBit: 1925 **Prk:** Driveway **DOM:** 35
Elem: **Mid:** **High:**

Property Description: This Is The Home Your Clients Have Been Waiting For! Classic Spanish Home Is Located In The Heart Of Historic Cal Heights In The Center Of Block Location On A Great Tree Lined Street. House Is Loaded W/Character & Features Beautiful New Hardwood Floors,Arched Doorways,Beautiful Built-In China Cabinet In Over-Sized Dining Room. The Spacious Kitchen Features Brand New Mahogany Cabinets, Beautiful Granite Counters, New Stainless Steel Appliances & Beautiful Tile Flooring. New Inside Washer/Dryer Hook-Ups, New Central Heating (Rare For A Spanish Home)& New Tankless Water Heater.Bathroom Has Been Remodeled From Floor To Ceiling W/New Tile Work,New Shower/Tub,& New Vanity. This House Also Has New Copper Plumbing,All New Updated Electrical,New Roof,New Dual Paned Windows & New Interior Drywall. You'LI Love The Oversized Lot W/2Car Detached Garage W/Attached Permitted Bonus Room Perfect For Office Or Game Room. Beautiful Curb Appeal & Backyard.

Closed Sale Properties



Addr: 4015 North Virginia 6, Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P728138
OP: \$515,000
LP: \$515,000 **SP:** \$515,000 **Apx SF:** 1,864
LD: 03/29/2010 **SD:** 05/17/2010 **\$/SF:** \$276.29
Beds: 3 **Bath:** 3.00 **LotSF:** 2,870
YBlt: 1978 **Prk:** **DOM:** 50
Elem: **Mid:** **High:**

Property Description: Live In Prestigious Virginia Cc In This Exclusive Gated 12-Unit Townhome Style Complex. Hoa Dues-\$275/Mo. This 3/3 End Unit Home W/Over 1860 Sqft Of Space Offers More Amenitites Than You Could Imagine. 1St Floor Has A Dramatic Living Room W/Fireplace, Cathedral Ceilings, Hardwood & Travertine Flooring. Both A Formal Dining Area & Another Informal Area For Dining Or Entertaining Adjoin The Modern Kitchen W/Granite Counters, Maple Cabinetry, High End Ge Ss Appliances & Large Walk-In Pantry. 1 Bed/1 Bath And Laundry Downstairs. Central Heat & Air. Upstairs Hosts Another 1 Bed/1 Bath Filled W/Natural Light...Just Perfect For An Office. The Expansive Suite Has Large Master Bath W/Granite Counters & Closet Space Galore, A Beautiful Dramatic Fireplace & Inviting Deck Area. Enter This Lovely Home Through It'S Private Courtyard. Hot Tub And Spacious Bricked Side Yard With Bbq Area Are Perfect For Entertaining Friends & Family. The Lrg 2 Car Garage Is Accessed Thru The Private Gated Drive.



Addr: 3902 North Marshall Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P642300
OP: \$535,000
LP: \$535,000 **SP:** \$515,000 **Apx SF:** 1,263
LD: 06/16/2008 **SD:** 08/12/2008 **\$/SF:** \$407.76
Beds: 2 **Bath:** 1.00 **LotSF:** 6,850
YBlt: 1941 **Prk:** **DOM:** 694
Elem: **Mid:** **High:**

Property Description: Lovely 2 Bedroom 1 Bath Bixby Knolls Home. 2 Year Old Roof,New Vinyl Windows And Sliding Doors.Screened In Patio.All New Copper Plumbing.2 Work Rooms Located Off The Garage.Plenty Of Room To Add On.Remodeled Bathroom.This Is An Estate Sale, Property Will Be Sold As-Is.

Closed Sale Properties



Addr: 3464 Rose Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P729004
OP: \$549,900
LP: \$549,900 **SP:** \$549,900 **Apx SF:** 1,816
LD: 04/04/2010 **SD:** 05/24/2010 **\$/SF:** \$302.81
Beds: 3 **Bath:** 2.00 **LotSF:** 5,760
YBlt: 1938 **Prk:** **DOM:** 6
Elem: **Mid:** **High:**

Property Description: Upgraded Historical California Heights Home On Quiet Street. Regular Sale! No Waiting! Hardwood Floors Through Out. Living Room With Fireplace. Crown Molding In Living Room And Formal Dining Room. Large Family Room With French Doors To Beautiful Brick Patio And Back Yard. Vaulted Ceilings In Family Room, Kitchen And 3Rd Bedroom (Den). Bay Windows In Front Bedroom And Den. Master Bedroom With Large Double Closet. Central Heat And Air Conditioning. Tank-Less 'Hot Water On Demand'. Granite Counter Tops, New Cupboards, New Kitchen Appliances. Under-Counter Washer And Dryer In Pantry. Breakfast Nook Between Kitchen And Family Room. Recessed Ligting In Kitchen And Breakfast Area. Nicely Landscaped With Automatic Sprinkler System. Detached Double Garage. Please Look At Pictures Provided.



Addr: 3808 Pine Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P726756
OP: \$569,900
LP: \$569,900 **SP:** \$560,000 **Apx SF:** 1,693
LD: 03/19/2010 **SD:** 05/17/2010 **\$/SF:** \$330.77
Beds: 2 **Bath:** 2.00 **LotSF:** 7,500
YBlt: 1937 **Prk:** **DOM:** 28
Elem: **Mid:** **High:**

Property Description: Located In The Exclusive Virginia Country Clube, This Spectacular Bixby Knolls Home Being Sold As Is And Priced For Immediate Sale. This Traditional Style Home Has 2 Bedrooms And 2 Bathrooms. You Will Be Amazed By Its Beauty And Charm. There Is Hardwood Flooring Throughout And 2 Very Large Fireplaces To Add To Its Uniqueness. When You Step Inside The Spacious Living Room With A Beautiful Picture Window It Will Take Your Breath Away. Throughout The Home Are Very Unique Chandaliers And Light Fixtures, Not To Mention The Retro Kitchen. The Backyard Is Like An Oasis With A Very Sparkling Swimming Pool And Jacuzzi Of Your Very Own. It Is A Perfect For Your Family, Especially Since There Is A Very Large Playhouse In The Backyard. You Will Not Want To Miss Out On This One. This Gorgeous Home Is On A Very Peaceful Neighborhood In The Highly Desirable Area Of Bixby Knolls. This Could Be Your Dream Home, But Come Quick Because This One Won'T Last Long.

Closed Sale Properties



Addr: 3951 Pine Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P696056
OP: \$649,000
LP: \$600,000 **SP:** \$610,000 **Apx SF:** 2,032
LD: 07/20/2009 **SD:** 05/06/2010 **\$/SF:** \$300.20
Beds: 3 **Bath:** 2.00 **LotSF:** 7,550
YBlt: 1938 **Prk:** **DOM:** 280
Elem: Los Cerritos **Mid:** Hughes **High:** Poly

Property Description: Virginia Country Club Tract Home With Many Upgrades. Beautiful Hardwood Flooring From Entry To The Living Room To Formal Dining Room. Bright And Airy Living Room Features Bay Window With Plantation Shutters, Cozy Brick Fireplace, French Door With Etched Glass Side Panels Leading Out To The Family Room. Extended Family Room Features Vaulted Ceiling, Crown Molding, Recess Lights, Laminate Flooring, Remodeled Bathroom, Leading Out To Brick Patio Shaded By A Tree For Relaxation. Formal Dining Room Features Crown Molding, Dual-Pane Windows With Plantation Shutters Leading Out To Remodeled Kitchen With Breakfast Nook With Plantation Shutters, Granite Counter Tops, And Ceramic Tile Flooring. Indoor Laundry Off The Kitchen Leading Out To The Backyard. Lattice Fence Can Be Removed To Open Up The Backyard Upon Removal Of Jacuzzi. Downstairs Bedroom (3Rd Bedroom) Is Converted To An Office Open To The Kitchen And Family Room. This Home Has A California Basement.



Addr: 3635 California Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P717939
OP: \$669,000
LP: \$669,000 **SP:** \$650,000 **Apx SF:** 1,840
LD: 01/16/2010 **SD:** 05/07/2010 **\$/SF:** \$353.26
Beds: 3 **Bath:** 3.00 **LotSF:** 5,500
YBlt: 1930 **Prk:** **DOM:** 84
Elem: **Mid:** **High:**

Property Description: A Beautiful & Meticulously Maintained English Tudor! One Of The Finest Homes In California Heights! Character & Charm Throughout: Hardwood Floors, Arched Doorways, Coved Ceilings, Stained Glass Windows & French Doors! Living Room W/ Wood & Gas Burning Fireplace & Large Picture Window. Dining Room W/ Tiffany Style Pendant Lamp & Stained Glass Casement Window Overlooking Front Entryway. Kitchen W/ Garden Window, Pantry Area & Breakfast Room W/ Built-In Display Shelves & Glass Doored China Cabinet & Drawers. Original Full Downstairs Bath W/ Period Deco Tile & Black Marble Floors. Familyroom/Den W/ Sliding Glass Door Leading To Entertaining Patio Overlooking Lush & Mature Landscaping. Downstairs Bedroom Also Overlooks Rear Grounds. Upstairs Master Suite W/ Balcony, Private Bath & Large Walk-In Closet. Additional Upstairs Guestroom Also Has An Expanded Private Bath W/ Walk-In Shower. 2 Car Garage W/ Refrigerated 1100 Bottle Wine Storage. 12'X12' Wookshop Behind Garage. So Much More!

Closed Sale Properties



Addr: 3833 Pacific Long Beach
Area: Bixby- Bixby Knolls- Los Cerritos **MLS #:** P700802
OP: \$789,000
LP: \$699,000 **SP:** \$699,000 **Apx SF:** 2,374
LD: 08/24/2009 **SD:** 05/05/2010 **\$/SF:** \$294.44
Beds: 3 **Bath:** 3.00 **LotSF:** 9,300
YBlt: 1954 **Prk:** Garage Door Open **DOM:** 72
Elem: **Mid:** **High:**

Property Description: Very Nice Remodel And Meticulously Maintained By Owner, As Is Every Home In The Fabulous Los Cerritos Tract. Extremely Well Laid Out Floorplan For Convenience And Beauty. Gorgeous Entryway With Large Living Room And Step Down Formal Dining Room Adjacent To Eat In Kitchen. Huge Pie Shaped Lot With Great Sun Exposure For The Custom Black-Bottom Pool. Peaceful Neighborhood Is Of The Utmost Architectural Quality And Is Highly Owner Occupied Making It Very Well Established. Close To Virginia Country Club As Well As Historic Adobe Park. Property Also Has Completely Detached Excersize Room With Own Bathroom. Large Master Bedroom With Stone Patio Access Via French Doors. Tons Of Curb Appeal! Beautiful Stonework, Lush Green Grass, And Fragrant Rose Gardens.

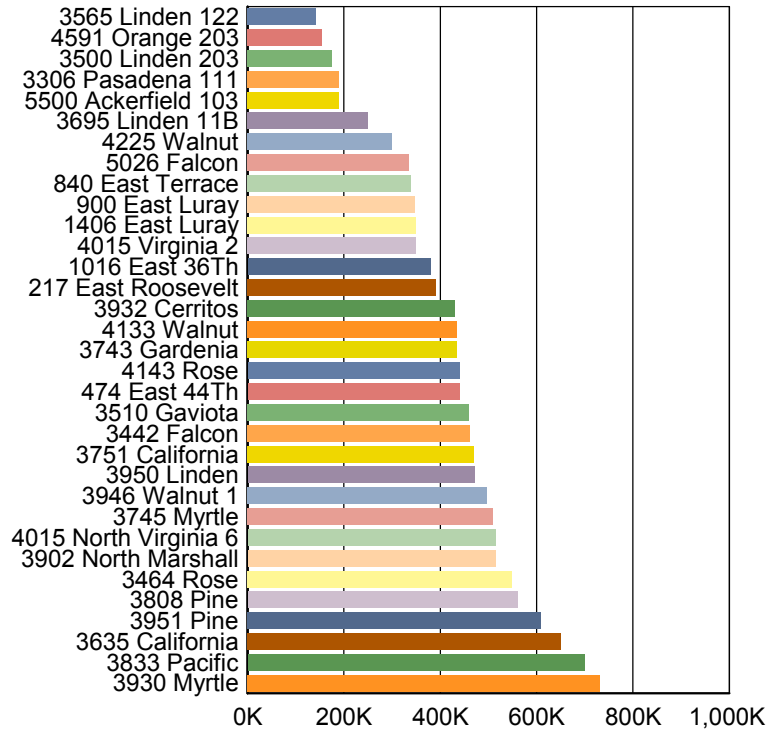


Addr: 3930 Myrtle Long Beach **MLS #:** P725579
Area: Bixby- Bixby Knolls- Los Cerritos
OP: \$631,750
LP: \$631,750 **SP:** \$731,000 **Apx SF:** 2,583
LD: 03/11/2010 **SD:** 05/18/2010 **\$/SF:** \$283.00
Beds: 4 **Bath:** 3.00 **LotSF:** 9,471
YBlt: 1940 **Prk:** **DOM:** 18
Elem: **Mid:** **High:**

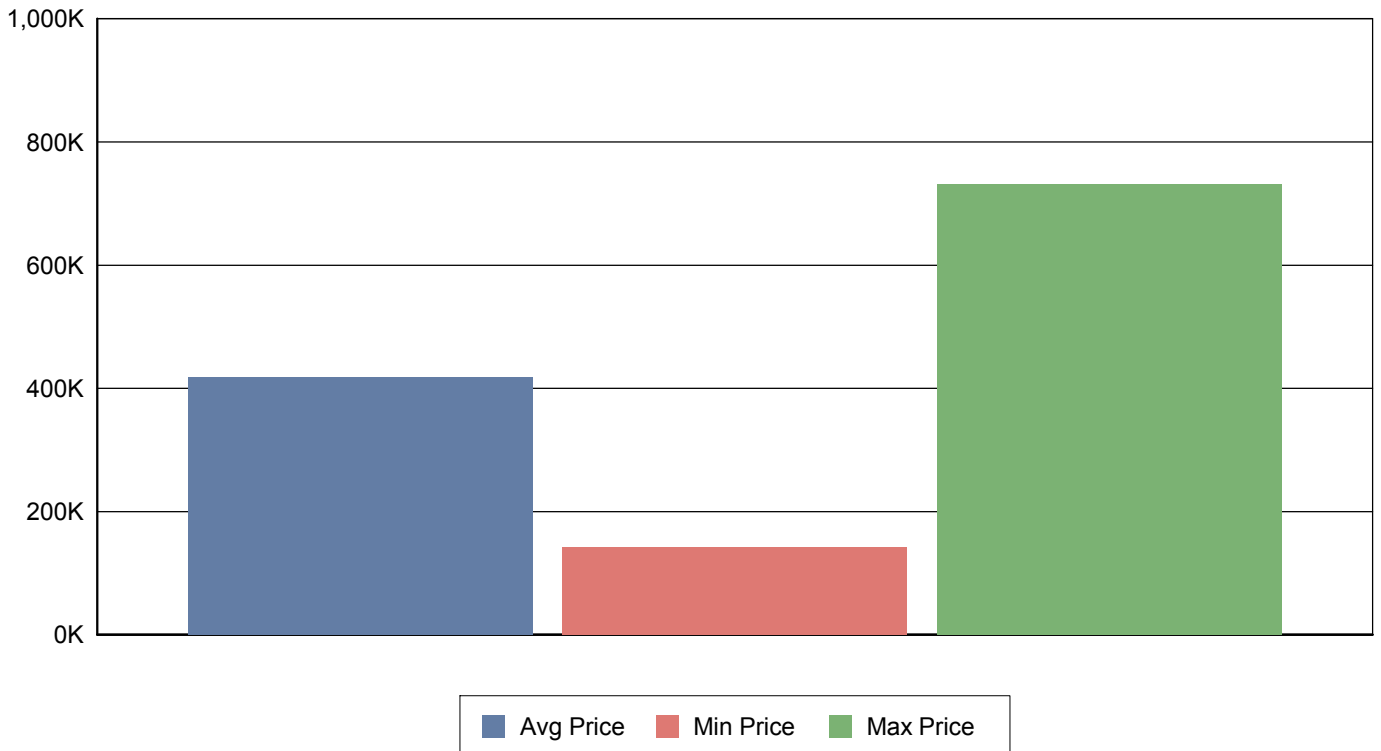
Property Description: Beautiful Colonial Style Home With 4 Bedrooms, 3 Baths, A 2 Car Detached Garage And A Bonus Storage Room Next To The Garage That Can Be Used For Multi Purposes. This Home Has A Over Sized Lot Of Approx 9,471 Sq. Ft. And Is Located On A Residential Street With Other Similar Style Homes In A Desirable Area Of Bixby Knolls. This Property Features A Beautiful Fireplace And A Balcony With A Great View.

Closed Sale Properties

# of Listings	33
Lowest Price	\$142,000
Highest Price	\$731,000
Average Price	\$417,497
Avg Price/SqFt	\$303.06
Avg DOM	112



Summary Graph/Analysis



Comparative Market Analysis

Friday, June 25, 2010

Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per
Closed Sale	\$142,000	\$731,000	\$417,497	\$303.06
Totals / Averages	\$142,000	\$731,000	\$417,497	\$303.06

Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
3565 Linden 122, Long Beach	\$138,600	\$142,000	29	%2.45	\$178.84
4591 Orange 203, Long Beach	\$139,900	\$155,000	9	%10.79	\$195.71
3500 Linden 203, Long Beach	\$175,000	\$175,000	203	%0.00	\$194.01
3306 Pasadena 111, Long Beach	\$190,000	\$190,000	63	%0.00	\$194.47
5500 Ackerfield 103, Long Beach	\$190,000	\$190,000	57	%0.00	\$190.00
3695 Linden 11B, Long Beach	\$249,000	\$249,900	21	%0.36	\$175.12
4225 Walnut Long Beach	\$300,000	\$300,000	10	%0.00	\$345.62
5026 Falcon Long Beach	\$315,000	\$335,000	34	%6.35	\$412.56
840 East Terrace Long Beach	\$339,900	\$340,000	58	%0.03	\$356.39
900 East Luray Long Beach	\$348,300	\$348,300	145	%0.00	\$370.53
1406 East Luray Long Beach	\$350,000	\$350,000	38	%0.00	\$432.10
4015 Virginia 2, Long Beach	\$445,000	\$350,000	878	-%21.35	\$173.35
1016 East 36Th Long Beach	\$399,900	\$380,000	72	-%4.98	\$426.49
217 East Roosevelt Long Beach	\$395,000	\$392,000	163	-%0.76	\$278.01
3932 Cerritos Long Beach	\$429,900	\$429,900	181	%0.00	\$249.94
4133 Walnut Long Beach	\$449,999	\$435,000	101	-%3.33	\$324.87
3743 Gardenia Long Beach	\$459,000	\$435,000	143	-%5.23	\$308.51
4143 Rose Long Beach	\$439,950	\$439,900	5	-%0.01	\$293.27
474 East 44Th Long Beach	\$429,000	\$440,000	8	%2.56	\$290.81
3510 Gaviota Long Beach	\$419,900	\$460,000	16	%9.55	\$310.39
3442 Falcon Long Beach	\$469,000	\$462,000	7	-%1.49	\$455.17
3751 California Long Beach	\$499,900	\$470,000	170	-%5.98	\$311.26
3950 Linden Long Beach	\$450,000	\$471,000	14	%4.67	\$243.03
3946 Walnut 1, Long Beach	\$469,900	\$497,500	9	%5.87	\$317.08
3745 Myrtle Long Beach	\$499,900	\$510,000	35	%2.02	\$425.00
4015 North Virginia 6, Long Beach	\$515,000	\$515,000	50	%0.00	\$276.29
3902 North Marshall Long Beach	\$535,000	\$515,000	694	-%3.74	\$407.76
3464 Rose Long Beach	\$549,900	\$549,900	6	%0.00	\$302.81
3808 Pine Long Beach	\$569,900	\$560,000	28	-%1.74	\$330.77
3951 Pine Long Beach	\$600,000	\$610,000	280	%1.67	\$300.20
3635 California Long Beach	\$669,000	\$650,000	84	-%2.84	\$353.26
3833 Pacific Long Beach	\$699,000	\$699,000	72	%0.00	\$294.44
3930 Myrtle Long Beach	\$631,750	\$731,000	18	%15.71	\$283.00
Total Averages	\$417,018	\$417,497	112	%0.32	\$303.06

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 122	2	2.00	794	1973	\$138,600	\$142,000	04/29/2010	29
S	4591 Orange 203	1	1.00	792	1979	\$139,900	\$155,000	05/03/2010	9

Comparative Market Analysis

Friday, June 25, 2010

S	3500 Linden 203	2	2.00	902	1989	\$175,000	\$175,000	05/26/2010	203
S	3306 Pasadena 111	2	2.00	977	1980	\$190,000	\$190,000	05/10/2010	63
S	5500 Ackerfield 103	2	2.00	1,000	1968	\$190,000	\$190,000	04/16/2010	57
S	3695 Linden 11B	2	2.00	1,427	1967	\$249,000	\$249,900	04/30/2010	21
S	4225 Walnut	2	1.00	868	1947	\$300,000	\$300,000	05/10/2010	10
S	5026 Falcon	2	1.00	812	1942	\$315,000	\$335,000	05/27/2010	34
S	840 East Terrace	2	1.00	954	1947	\$339,900	\$340,000	05/03/2010	58
S	900 East Luray	2	1.00	940	1947	\$348,300	\$348,300	05/20/2010	145
S	1406 East Luray	2	1.00	810	1942	\$350,000	\$350,000	05/05/2010	38
S	4015 Virginia 2	2	2.50	2,019	1978	\$445,000	\$350,000	03/31/2008	878
S	1016 East 36Th	2	1.00	891	1925	\$399,900	\$380,000	05/05/2010	72
S	217 East Roosevelt	3	2.00	1,410	1956	\$395,000	\$392,000	05/19/2010	163
S	3932 Cerritos	3	1.00	1,720	1952	\$429,900	\$429,900	05/15/2010	181
S	4133 Walnut	3	2.00	1,339	1943	\$449,999	\$435,000	04/30/2010	101
S	3743 Gardenia	3	3.00	1,410	1938	\$459,000	\$435,000	05/12/2010	143
S	4143 Rose	4	2.00	1,500	1943	\$439,950	\$439,900	05/21/2010	5
S	474 East 44Th	3	2.00	1,513	1944	\$429,000	\$440,000	05/10/2010	8
S	3510 Gaviota	3	1.00	1,482	1938	\$419,900	\$460,000	05/07/2010	16
S	3442 Falcon	2	1.00	1,015	1929	\$469,000	\$462,000	05/07/2010	7
S	3751 California	3	2.00	1,510	1925	\$499,900	\$470,000	05/17/2010	170
S	3950 Linden	3	3.00	1,938	1937	\$450,000	\$471,000	04/30/2010	14
S	3946 Walnut 1	3	3.00	1,569	1938	\$469,900	\$497,500	05/05/2010	9
S	3745 Myrtle	2	1.00	1,200	1925	\$499,900	\$510,000	05/07/2010	35
S	4015 North Virginia 6	3	3.00	1,864	1978	\$515,000	\$515,000	05/17/2010	50
S	3902 North Marshall	2	1.00	1,263	1941	\$535,000	\$515,000	08/12/2008	694
S	3464 Rose	3	2.00	1,816	1938	\$549,900	\$549,900	05/24/2010	6
S	3808 Pine	2	2.00	1,693	1937	\$569,900	\$560,000	05/17/2010	28
S	3951 Pine	3	2.00	2,032	1938	\$600,000	\$610,000	05/06/2010	280
S	3635 California	3	3.00	1,840	1930	\$669,000	\$650,000	05/07/2010	84
S	3833 Pacific	3	3.00	2,374	1954	\$699,000	\$699,000	05/05/2010	72
S	3930 Myrtle	4	3.00	2,583	1940	\$631,750	\$731,000	05/18/2010	18