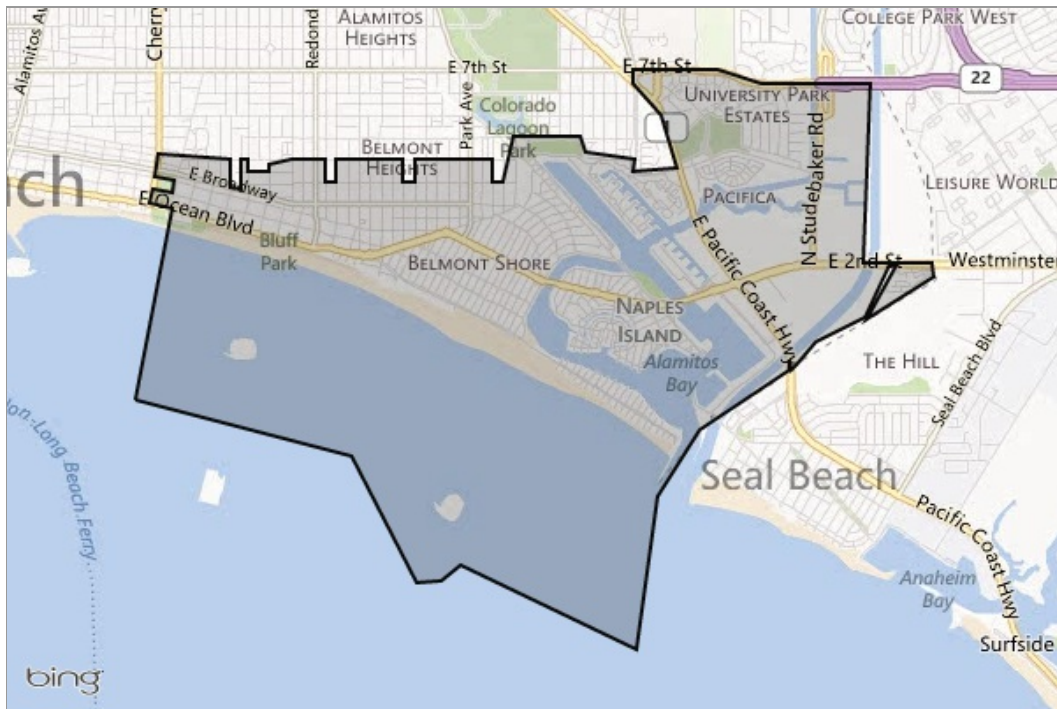


# Long Beach, CA 90803



*Presented by*

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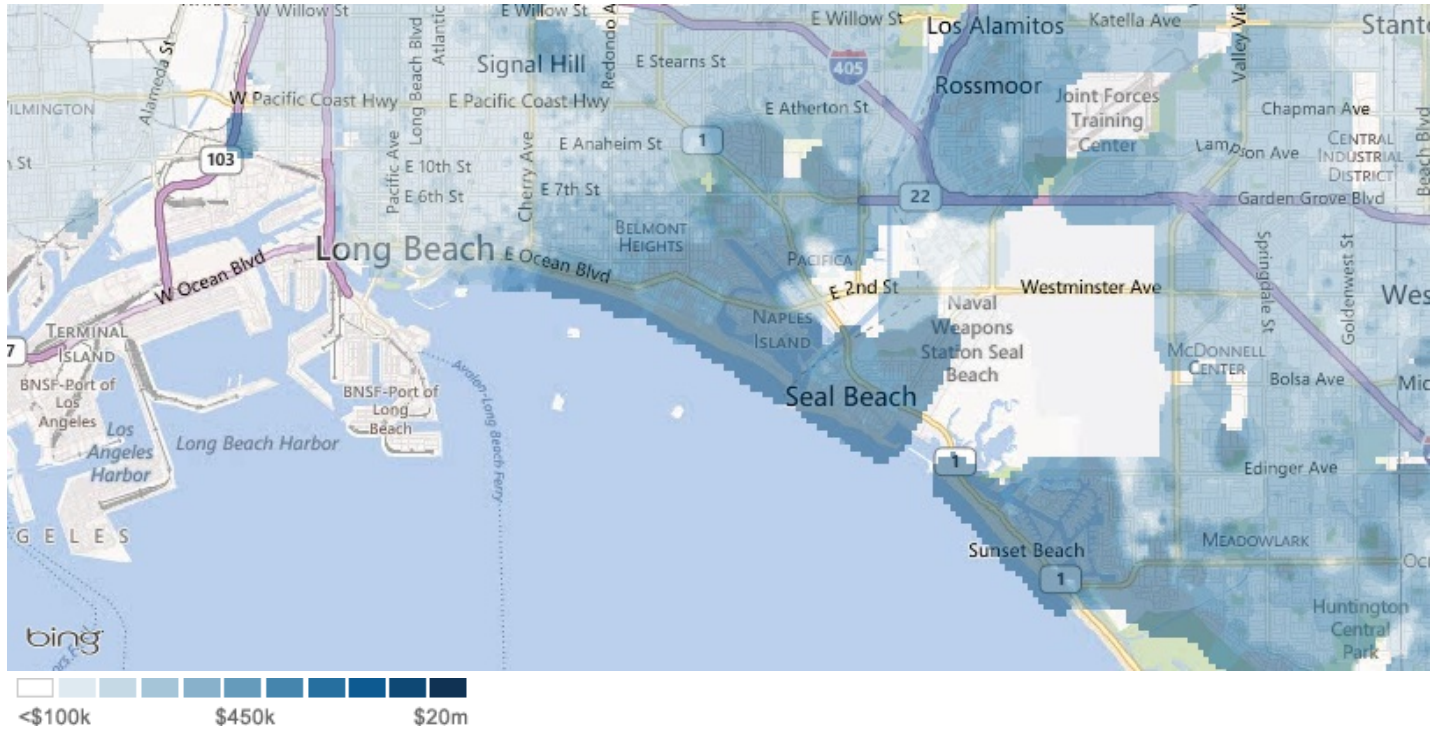
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<http://www.juliahuntsman.com>

Huntsman Properties  
Long Beach, CA 90803

# Long Beach, CA 90803

## Estimated Home Values



This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): LPS and RPR; updated Quarterly.

## Market Snapshot

Compared with Last Year: October 19, 2011 vs. October 19, 2012

Median Est. Home Value

**\$719K**

Up 5.9%

Median Est. Listing Price

**\$764K**

Up 15.8%

Average Days on Market

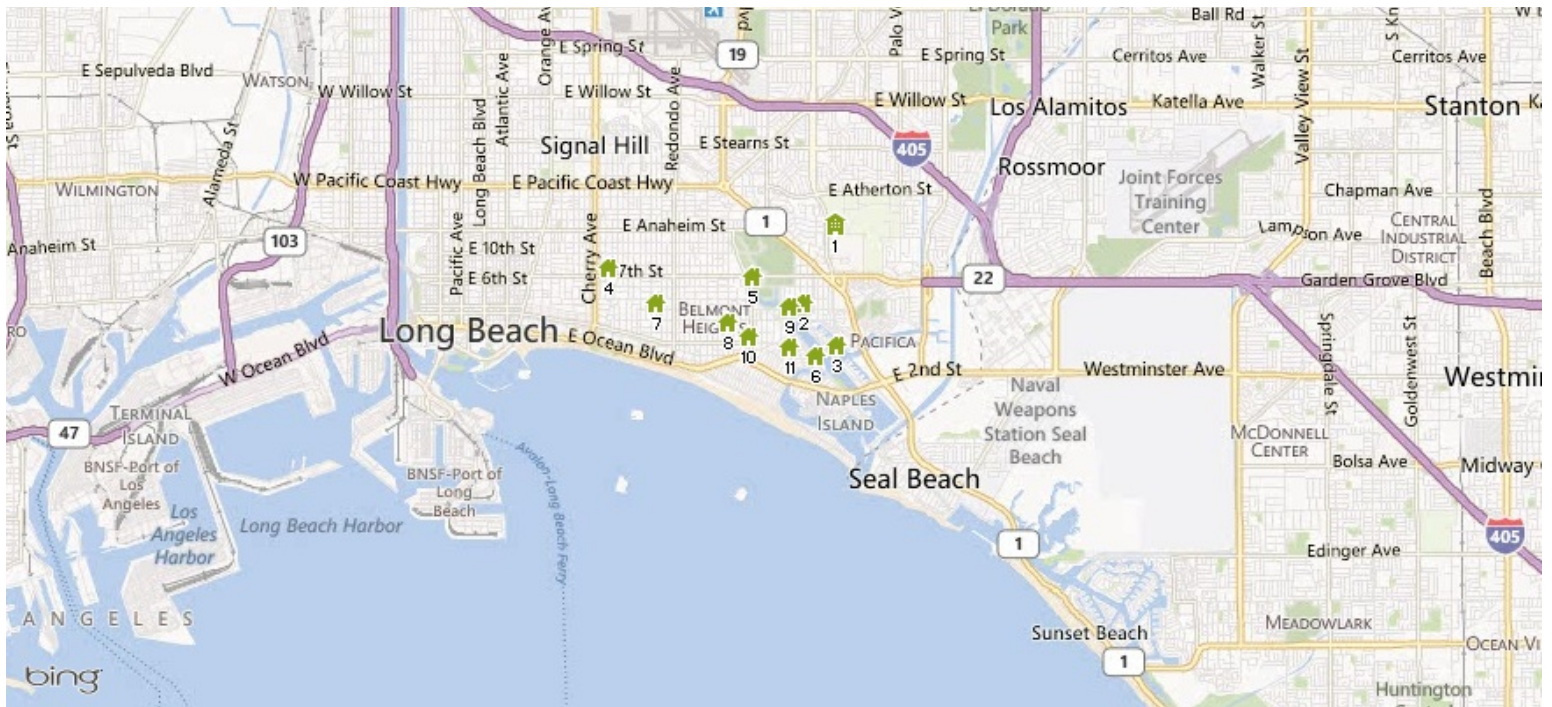
**274**

Down -47.2%

Sales Volume

**43**

Up -



## Recently Sold: 11

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
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**RECENTLY SOLD** \* Sold Date: 10/10/2012, Public records *MLS ID: PW12083954*

### 601 John K Dr, Unit 103

Planned Unit Development      2/3      1,898      2,007      1987      10/10/2012      \$525,000      \$277

**BIXBY VILLAGE LUXURY TOWNHOME** – a delightful two-story home, located in New England style neighborhood with Pool and tree top views. This Bayshore model is unique and rarely available with open floor plan – two living areas for entertaining. A Dining room/family area faces private outdoor Patio. Newly remodeled Kitchen with breakfast nook also faces patio. Granite counters, stainless appliances includes Dacor cooktop, ceramic tile floors and refinished woo cabinets. Enjoy a pool view from front patio and Living room with custom builtins. The upstairs features two large Master suites with their own bathrooms – each has spa bathtub and showers. Walk-in closet in one suite. The skylighted stairs is surrounded by custom bookshelves. New plantation shutters in Living area and bedrooms. Two car attached garage with new automatic door. Newer exterior paint and roof and maintained by association. This lovely maintained home is ready to move in! Enjoy tree-lined streets, greenbelts with walking paths and two community Pools in the village. Located near 405/605/22 freeways, CSULB, the beaches and a Golf course!

*Courtesy of COLDWELL BANKER COAST ALLIANCE*



**RECENTLY SOLD** \* Sold Date: 10/6/2012, Public records *MLS ID: PW12103078*

### 5377 E Appian Way

Single Family      3/3      1,851      3,872      1961      10/6/2012      \$835,000      \$451

Welcome to the Oasis behind the walls...A highly stylized contemporary home in Belmont Park A celebration of beautifully integrated indoor outdoor living. Enter into the private outdoor living patio, steps from the sand & water, setting the stage for hosting family & friends. The indoor living space offers great open spaces with a circular floor plan allowing the natural light to flow from room to room. The impressive living room with its wall of glass & cathedral ceilings features an exquisite granite fireplace & built-in cabinetry. The dining area with its climate controlled wine cupboard opens to the spacious outdoor living spaces. Beautiful granite & quartz counter tops are the focal point of the gourmet kitchen with top of the line stainless appliances and fixtures. The comfortable family room/office completes the circular living spaces. The upstairs showcase is a unique octagonal opening overlooking the living room & patio letting light flood in the upstairs. The en-suite master with its walk-in closet & bath with spa tub has views of the marina. This picture perfect home with its clean lines and harmonious spaces is a short walk to award winning schools, 2nd St. shops & restaurants, parks & bike paths. A must see!

*Courtesy of COLDWELL BANKER COAST ALLIANCE*



**RECENTLY SOLD** \* Sold Date: 10/5/2012, Public records *MLS ID: P815328*

### 5926 E Appian Way

Single Family      2/2      1,964      3,257      1947      10/5/2012      \$870,000      \$443

**REDUCED PRICE!** Fantastic oversized corner lot location with Marina Views. Freshly painted inside, with 3 bedrooms (3rd bedroom is walk thru from 2nd bedroom and assessor says 2 bedrooms) 2 baths. Upstairs studio has full kitchen, full bath and balcony. 2 car garage with laundry room. Highly ranked Long Beach schools, walk to fantastic shopping and restaurants along famous Belmont Shore. Enjoy all the festivities, Stroll and Savor, Parades, and the beach is your playground! Quiet neighborhood, yet convenient access to the freeways without losing that small town community 'feel'. Don't miss out on this rare opportunity to live on Appian Way.

*Courtesy of KELLER WILLIAMS REALTY*



 **RECENTLY SOLD** \* Sold Date: 10/4/2012, Public records **MLS ID: S706991**

**251 Lindero Ave** Single Family 3/3 1,858 4,500 1911 10/4/2012 \$629,100 \$339  
 REO - CORPORATE OWNED. Single Story Fixer. 3 Bedroom plus open den. and 2 Full Baths. Dining area. Huge, remodeled kitchen. Some wood floors. Inside laundry room. Non-working fireplace. Detached One bedroom, one bath unit adjacent to detached double car garage. West side of garage wall needs repairs. Great Location. Close to the ocean. Windows and doors are boarded-up for security reasons.

*Courtesy of STAR REAL ESTATE HARBOUR HOMES*



 **RECENTLY SOLD** \* Sold Date: 10/1/2012, Public records **MLS ID: P777760**

**274 Argonne Ave** Single Family 5/8 7,000 12,700 2009 10/1/2012 \$2,625,000 \$375  
 See the VIRTUAL TOUR for best way to view this home... Top-of-the-hill home like no other. Estates Section of Belmont Hts, on a full double, premier corner lot sits a Mediterranean Revival w vista views of shore,ocean,nite-lites, offers unbelievably gracious rooms, authentic detail. It's uniquely situated on the lot to capture beautiful private grounds from every room & provides the ultimate in privacy. 1st flr:central foyer,LR,DR,Piano room,library, gym/theater, loggia to guest suite, double-Isle Ash kitchen, enormous FR & dinnette area. 2nd flr: 3 Parlor-suites, galleria landing, large lounging balcony, plus picturesque views everywhere. There is a guest home, pool bath & laundry, 3-car gar w/ 2-st ceilings to host lifts or loft. And, a full basement: wine tasting room & bonus room w/ fireplace.. potential theater. Mahogany base, 15'crown, limestone, Sierra Pacific windows, 3 HVACs, Solar system, 4 Fireplaces,salt-water pool, finest everything.. completed in 2009

*Courtesy of PAYNE / ROLAND & COMPANY*



 **RECENTLY SOLD** \* Sold Date: 9/30/2012, Public records **MLS ID: S690231**

**190 Rivo, Uppr CANAL** Single Family 3/3 2,329 2,020 1936 9/30/2012 \$1,599,000 \$687  
 The quiet charm and romance of Naples Island come to life in this spectacular waterfront canal home. An excellent location gives the home the highly desirable full-day sunlight. The interior decor is a perfect combination of style and comfort, offering a thoroughly enjoyable home with an elegant and cheerful atmosphere. A spacious brick-trimmed front patio, 2nd floor balcony and private boat dock give you the opportunity to take advantage of the canal's serene water and Naples Island's ideal Southern California climate. Offered with the home: 3 bedroom & 2.5Bath Formal Living Room w brick fireplace & bay window seat Formal Dining Rm- Beautiful Gourmet Kitchen- 2nd floor Master Suite w balcony, multiple closets, spacious dressing area & Master Bath w sunken tub- Patio w fire pit- All cooper rain gutters and spouts- Attached 2 car garage- Private boat dock- Hardwood floors thru out 1st level

*Courtesy of STAR REAL ESTATE*



 **RECENTLY SOLD** \* Sold Date: 9/28/2012, Public records **MLS ID: P825507**

**3329 E Ocean Blvd** Single Family 5/4 4,406 11,013 1913 9/28/2012 \$1,925,000 \$437  
 Built 1913 by renowned architects, W. Horace Austin and Harvey Lochridge. This lovingly restored jewel is a rare example of English Arts and Crafts design featuring a rare rolled 'thatched' style roof, unique for the time. Located in historic 'Bluff Park' on a prime 11,000+ square foot ocean front lot with unobstructed views of Catalina Island and spectacular sunsets. Once the home of H.M. Horkheimer, the president of the Long Beach Balboa Film Studios in the 1920's and recently a featured residence on the Long Beach Heritage Home Tour 2012.

*Courtesy of COLDWELL BANKER STAR REALTY*



 **RECENTLY SOLD** \* Sold Date: 9/27/2012, Public records **MLS ID: PW12089772**

**104 Park Ave** Single Family 4/3 2,622 2,970 1928 9/27/2012 \$890,000 \$339  
 Wow, Look at this Fantastic, Classic Two Story 1928 Spanish Home located in highly sought out area of Belmont Shore one block from the beach! This stylish home features a renovated kitchen with state of the art appliances, beautiful black granite counter tops, recessed lighting and decorative tile floors. Adjacent to the kitchen is a spacious, traditional Spanish dining room. Both family room and living room have gas fireplaces, romantic lightning for wonderful evenings at home. Relax or entertain on the rooftop deck. Park in the garage or the front driveway. Don't put off seeing this house. This is a rare opportunity to find such a classic home in our low inventory real estate market. Act now! Turnkey!

*Courtesy of COLDWELL BANKER COAST ALLIANCE*



 **RECENTLY SOLD** \* Sold Date: 9/26/2012, Public records **MLS ID: P832273**

**294 Claremont Ave** Single Family 3/2 1,415 3,535 1946 9/26/2012 \$777,000 \$549  
 Elegant beach living in Belmont Park. Remodeled 3 bedroom, 2 bath; master suite, brick patio. Walk to Mother's beach, Belmont Shore, Lowell Elementary and Rogers Middle School.

*Courtesy of KELLER WILLIAMS COASTAL PROP.*



 **RECENTLY SOLD** \* Sold Date: 9/24/2012, Public records **MLS ID: P831423**

**59 La Verne Ave** Single Family 2/1 912 2,406 1945 9/24/2012 \$584,000 \$640  
 This charming well maintained 2 bedroom home is only steps to the beach. Spacious updated kitchen has direct access to single car garage. Laundry is located just off kitchen. Refrigerator, Washer and Electric Dryer are negotiable. Freshly painted interior as of January 2012. Central Air Conditioning and Furnace were replaced in February 2010. Ready to move right in !!!

*Courtesy of ROSEMARY VOSS, BROKER*

**RECENTLY SOLD** \* Sold Date: 9/21/2012, Public records MLS ID: P826041**5538 E The Toledo**

Single Family

5/3

2,617

5,852

1960

9/21/2012

\$2,809,325

\$1,073

Rare opportunity to own a waterfront home on a large, nearly 6,000 sq. ft. lot in one of the best locations on picturesque Naples Island. Bay front yard with patio and grass and complete privacy with no walk way in front. Great 5 bedroom, 3 bath, 2,600 sq. ft. entertaining home with upgraded kitchen and sets of sliding doors out to the beautiful bay front setting. New carpet and freshly painted exterior and interior. Downstairs bedroom, plus 4 bedrooms upstairs. Master suite with walk-in closet and private viewing balcony offering stunning bay and ocean views. Formal living room and separate family room/great room opening off the kitchen. Formal dining room off the kitchen with beautiful bay view dining. Attached 2 car garage, upstairs laundry and forced heating. New 35 foot boat dock in front with room for 3 boats! Island living at its finest with beautiful sunsets!

*Courtesy of EQUITY BROKERS*