

Welcome to 628 Mira Mar Ave, Long Beach

(Duplex + ADU - Historical Neighborhood)

SELLER CREDITS TO BUYER:

***Ask about buyer's closing cost credit**

HOME FEATURES

628 MIRA MAR AVE - MAIN HOUSE (HISTORIC BUNGALOW):

- Delivered Rented at Close of Escrow
- Original hardwood floors in living room and dining room.
- Updated bathroom (**completed 2020**)
- Private laundry room off kitchen
- Rebuilt Furnace (**completed 2022**)
- Braced foundation (**completed 2024**)
- Ceiling fans in living room
- 3 uncovered parking spots

Kitchen (Remodeled 2020)

- Honeycomb tile flooring
- White shaker cabinets with soft-close features
- Quartz countertops and glossy subway tile backsplash
- Farm sink and gooseneck faucet with sprayer
- Ceiling fan
- *Appliances:* Stove, refrigerator and dishwasher (**All could be included in sale**)

Bathroom (Remodeled 2020)

- Newer vanity, faucet and storage
- Newer flooring and light fixture

630 MIRA MAR AVE - BACK HOUSE (Upper Level):

- Delivered Vacant at Close of Escrow
- Open Floor Plan
- Vaulted Ceilings
- Updated bathroom (**completed 2021**)
- Double sinks
- 2 closets in each bedroom (closet in one of the rooms offering custom shelving)

- Mini-Split System for cooling and heating: living room and each bedroom
- Washer and dryer included in garage **(2020)**
- Spacious private deck, newly rebuilt in **2020**, featuring custom-built wooden furniture. **(Included in sale)** ***Outdoor deck swing available for purchase.**
- Oversized 2 car garage with 220V
- *Appliances:* Stove **(2022)**, refrigerator **(2024)** and Bosch dishwasher **(2022)** **(included in sale)**

630 MIRA MAR AVE "A" - ADU (Lower Level):

- **Delivered Vacant at Close of Escrow**
- **ADU was converted from 2 garages (Completed in 2022)**
- Vinyl flooring
- Roll in shower
- Double sinks and vanity
- Mini-Split System for cooling and heating: living room and each bedroom
- Washer and dryer hookups in the unit
- Additional storage room (5.9 x 9.7), versatile enough to serve as an office **(is not included in the square footage)**
- *Appliances:* Stove and Dishwasher **(included in sale)**

EXTERIOR:

- Motion sensor lights in back buildings
- Wifi enabled light for 630 and 630A
- Sprinkler system

NEIGHBORHOOD FEATURES:

- **This property is situated in the Historic Long Beach Belmont Heights Neighborhood. Buyers should be aware that future modifications will need to comply with City guidelines to preserve the neighborhood's historic appearance.**
- Belmont Shore (1.7 miles)
- Colorado Lagoon (0.9 mile)
- Recreation Gold Course - 18 hole (1.6 miles)
- Recreation Dog Park (1 mile)
- Rosie's Dog Beach (1.7 miles) ***The only dog beach in LA County**
- The Pike Outlets (3.4 miles)

Schools:

- Fremont Elementary School (0.2 mile)
- Rogers Middle School (1 mile)
- Wilson High School (0.4 mile)