

\$1,529,000 - 70 Roswell Avenue, Long Beach

MLS® #OC24215621

\$1,529,000

4 Bedroom, 2.00 Bathroom,
Residential Income on 0 Acres

Belmont Shore (BSD), Long Beach,

This lovely Spanish Revival era 2-bedroom duplex located in the highly desirable Belmont Shore area has been extremely well maintained by its owners for the past 40 years. The property exudes the charm of the 1930s, featuring original green tiles on the counters and backsplash in both kitchens, high ceilings adorned with elegant moulding, and beautifully arched doorways. Both bathrooms have been fully renovated to complement that 1930s theme! Each unit has a spacious living room with a large Spanish style picture window, a dining room and 2 bedrooms. Each unit has lots of windows covered with blinds that light up the apartments. The property has been professionally landscaped to provide lush greenery and low maintenance plants on all sides. The backyard space is very enchanting, offering a private, enclosed retreat with a well-manicured lawn & garden.

Most importantly, each apartment has 2 assigned parking spots on the lot at the rear of the property, so there's no worry about finding a space!!

It's a short walking distance to the beach, picturesque Long Beach Pier and vibrant Belmont Shore where you can enjoy easy access to a variety of popular restaurants and shopping options. This duplex offers a wonderful opportunity for investors, especially those who could take advantage of the ADU options by building on to the rear of the lot. Belmont Shore is a very popular rental neighborhood as it's an easy commute to Los



Angeles and Orange County. Many options to consider and worth a look! Call now to book a private showing!

Built in 1930

Essential Information

MLS® #	OC24215621
Price	\$1,529,000
Bedrooms	4
Bathrooms	2.00
Acres	0.07
Year Built	1930
Type	Residential Income
Sub-Type	Duplex
Style	Spanish
Status	Closed
Listing Agent	Ann Stefanucci
Listing Office	Coldwell Banker Realty

Community Information

Address	70 Roswell Avenue
Area	1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr
Subdivision	Belmont Shore (BSD)
City	Long Beach
County	Los Angeles
Zip Code	90803

Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available, Overhead Utilities, Phone Available, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Asphalt, Assigned, Driveway, Driveway Level, One Space, Side By Side, Uncovered
Garages	Asphalt, Assigned, Driveway, Driveway Level, One Space, Side By Side, Uncovered
View	None
Waterfront	Across the Road from Lake/Ocean, Ocean Side Of Freeway, Ocean Side Of Highway

Pool	None
Security	Carbon Monoxide Detector(s), Fire Detection System, Smoke Detector(s)
Exterior	
Exterior	Plaster, Stucco
Exterior Features	Rain Gutters
Lot Description	Back Yard, Corner Lot, Corners Marked, Garden, Landscaped, Lawn, Near Public Transit, Rectangular Lot, Sprinklers In Front, Sprinklers In Rear, Sprinklers On Side, Sprinkler System, Street Level, TwoToFiveUnitsAcre, Walkstreet, Yard
Windows	Bay Window(s), Blinds, Casement Window(s), Jalousie, Wood Frames
Roof	Composition, Flat
Construction	Plaster, Stucco
Foundation	Raised

Interior

Interior	Carpet, Tile, Vinyl
Interior Features	Crown Molding, High Ceilings, Main Level Primary, Multiple Staircases, Pantry, Tile Counters, Walk-In Closet(s)
Appliances	Disposal, Electric Range, Free-Standing Range, Gas Range, Microwave, Range Hood, Vented Exhaust Fan, Water Heater
Heating	Forced Air
Cooling	None
Fireplaces	None
# of Stories	2
Stories	Two

Additional Information

Date Listed	October 17th, 2024
Days on Market	53
Zoning	LBR4R
Short Sale	N
RE / Bank Owned	N

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