

# **\$1,150,000 - 5449 Fairbrook Street, Long Beach**

MLS® #OC25098175

**\$1,150,000**

3 Bedroom, 2.00 Bathroom, 1,526 sqft

Residential on 0 Acres

Los Altos/South of Fwy (LSF), Long Beach,

Beautiful, well-cared-for 3-bedroom, 2-bathroom home in the heart of the Los Altos area of Long Beach. Less than a mile from Cal State University Long Beach! Fantastic floor plan lends itself to many different living arrangements, including shared and multi-generational living. In the front of the home is a living room, two bedrooms, and a full bathroom. Toward the back of the home is another large living room, as well as the third bedroom + full bathroom suite with its own entrance. Stunning hardwood floors throughout the front of the home and new wood style LVP flooring throughout the back of the home. Dual-pane windows and sliders throughout, central air conditioning, and ceiling fans in each bedroom to help keep you cool on those hot summer days. Also a cozy fireplace for those cool winter nights! Brand new exterior paint, and all termite work has already been completed! Some new interior paint and new additional recessed lighting. Storage galore! Oversized single-car garage with cabinetry and workshop space, which could be converted back to a garage if desired. Long driveway for parking multiple cars. Upgraded electrical panel, new drainage and plumbing. Expansive back yard with so much space for entertaining. Room for a pool! Both yards are low maintenance and drought-friendly. Beautiful tree-lined streets with close proximity to schools, parks, shopping, golf courses, and CSULB, as well as freeways and the airport. Walk to the gym and Trader Joe's!



10-minute drive to the marina, Naples, and 2nd & PCH for nightlife and fun.

Built in 1947

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | OC25098175              |
| Price          | \$1,150,000             |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,526                   |
| Acres          | 0.13                    |
| Year Built     | 1947                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Listing Agent  | Christine Watkinsmiller |
| Listing Office | Miller Real Estate      |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 5449 Fairbrook Street        |
| Area        | 34 - Los Altos, X-100        |
| Subdivision | Los Altos/South of Fwy (LSF) |
| City        | Long Beach                   |
| County      | Los Angeles                  |
| Zip Code    | 90815                        |

## Amenities

|                |   |
|----------------|---|
| Parking Spaces | 3   |
| Parking        | Direct Access, Driveway, Garage, Concrete |
| # of Garages   | 1   |
| Garages        | Direct Access, Driveway, Garage, Concrete |
| View           | None                                      |
| Pool           | None                                      |

## Exterior

|                 |   |
|-----------------|---|
| Lot Description | Front Yard, Garden, Landscaped, Rectangular Lot, Yard |
| Windows         | Double Pane Windows                                   |

Foundation Raised

## Interior

|                   |   |
|-------------------|---|
| Interior          | See Remarks, Tile, Vinyl, Wood  |
| Interior Features | Ceiling Fan(s), Eat-in Kitchen, Recessed Lighting, Storage, All Bedrooms Down, Ceramic Counters |
| Heating           | Central   |
| Cooling           | Central Air, Wall/Window Unit(s)  |
| Fireplace         | Yes   |
| Fireplaces        | Living Room   |
| # of Stories      | 1   |
| Stories           | One   |

## School Information

|            |                    |
|------------|--------------------|
| District   | Long Beach Unified |
| Elementary | Bixby              |
| Middle     | Stanford           |
| High       | Wilson             |

## Additional Information

|                 |               |
|-----------------|---------------|
| Date Listed     | May 2nd, 2025 |
| Days on Market  | 6             |
| Zoning          | LBR1N         |
| Short Sale      | N             |
| RE / Bank Owned | N             |

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