

# \$440,000 - 488 Ocean Boulevard # 1109, Long Beach

MLS® #PW25092173

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## \$440,000

1 Bedroom, 1.00 Bathroom, 603 sqft  
Residential on 0 Acres

Downtown (DT), Long Beach,

LOCATION, LOCATION, LOCATION!  
WELCOME TO 1109 EAST! LOCATED IN THE OCEAN BOULEVARD DISTRICT OF DOWNTOWN LONG BEACH! ABOUT 200 YARDS TO THE SEAWALL, BEACH AND MARINA. 1 BEDROOM + 1 BATHROOM + 1 BONUS NOOK AREA + 2 OVERSIZED GLASS BALCONIES + 1 PARKING SPACE + 1 HUGE STORAGE LOCKER (5.1'W X 7.7'L X 7.9'H). Measured square footage is at 603. Rare opportunity to own the only one bedroom suite layout that has 2 balconies in this complex and also is the only 1 bedroom suite layout that has a long enough living room that has the space to have a proper dining room area for a full size dining table. Kitchen features: All BRAND-NEW Stainless-Steel Appliance Package; Microwave, Dishwasher, Refrigerator and Stove. Granite countertops, granite kitchen island and wine rack. Laundry Room has stackable Washer and Dryer. Interior of home just painted! CLEAR NORTH VIEW THROUGH GLASS RAILING BALCONIES(5.3FT X 11.5FT EACH)! ON THE COOL & LESS DUSTY SIDE OF THE BUILDING. Modern Luxury awaits you at the upscale AQUA towers collection! One of a kind, upgraded home. Big Bedroom with walk-in closet & 2nd door to bathroom. 2 large glass window balconies with city views from the 11th floor; off the living room & the other off the bedroom. Thick cement walls in-between adjacent units, below and above for maximum insulation of sound. Central Air



Conditioning and Heat. Lots of storage in the home. The included bonus nook area in the bedroom can be used as a desk or makeup station. The spacious bathroom retreat has tile floors, oversized soaker tub/shower. Great conveniently located parking space and storage locker with cement walls, steel door & own lighting conveniently located right off the elevator in a secure gated structure. Lots of visitor parking spaces! Walk score: 94, Bike score: 77, Transit Score: 74. NOTE: Newly refurbished swimming pool on the much more sunny and much bigger patio compared to its sister building. Building offers 1st class amenities; 24hr concierge, guest parking, swimming pool, Jacuzzi, sauna, outside grill, sunbathing area, gym/ exercise room, large WIFI clubroom w/ full sized kitchen, sofas, TV & closed-door offices with computer & printers. Bike storage rooms. 0-5 blocks away from everything!

The Pike, Beach, boardwalk, boardwalk restaurants, Fairmont Hotel Entertainment and Eateries, Aquarium of the Pacific, restaurants, marina, Queen Mary, jet skis, boat rentals, paddle boarding, Pine Ave, Naples Canals, Belmont Shore!

Built in 2004

## Essential Information

MLS® #	PW25092173
Price	\$440,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	603
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Condominium

Status	Closed
Listing Agent	Aaron Duckett
Listing Office	Duck Group Real Estate

### **Community Information**

Address	488 Ocean Boulevard # 1109
Area	4 - Downtown Area, Alamitos Beach
Subdivision	Downtown (DT)
City	Long Beach
County	Los Angeles
Zip Code	90802

### **Amenities**

Amenities	Clubhouse, Fitness Center, Barbecue, Pool, Spa/Hot Tub, Sauna
Utilities	Sewer Available
Parking Spaces	1
Parking	Assigned
# of Garages	1
Garages	Assigned
View	City Lights
Has Pool	Yes
Pool	Association

### **Exterior**

Lot Description	Near Park, Near Public Transit
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### **Interior**

Interior Features	Bedroom on Main Level, Furnished
Appliances	Dryer, Washer
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	1
Stories	One

### **School Information**

District	Long Beach Unified
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### **Additional Information**

Date Listed	April 26th, 2025
Days on Market	18
Short Sale	N
RE / Bank Owned	N

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