# 3722 CHARLEMAGNE AVE

LONG BEACH, CA 90808 | MLS #: PW22161751

**$1,149,000** | 3 BEDS | 2 BATHROOMS | 2 CAR GARAGE | 1274 SQUARE FEET

View Online: http://www.3722Charlemagne.com
For Instant Photos: Text 723689 To 415-877-1411

Fully remodeled 3 bed 2 bath home on a 7,721 sqft lot centrally located between 2 parks (Wardlow and Heartwell). Bedrooms and bathrooms have been re-positioned for an open floor plan, new electrical wiring throughout home and garage with 200 amp electrical panel, copper plumbing throughout, central AC & heat with Nest thermostat, new double pane energy efficient windows, and white oak distressed 8mm wide hardwood flooring. Kitchen features white shaker cabinets, 9' peninsula with Quartz waterfall countertop that can sit 4, and new stainless steel appliances. Professionally landscaped front and back with marathon #2 sod, sprinkler system, new vinyl fencing and a custom iron framed/vinyl double driveway gate, and drought resistant succulent plants in planter beds. Other features include no back neighbors, inside washer/dryer hookups for gas and electric, HDMI pre-wired, and detached 2 car garage.

- Open floor plan
- New electrical wiring
- New HVAC
- New double pane energy efficient windows
- White Oak distressed 8mm wide hardwood flooring
- 9' kitchen peninsula that can sit 4

## AGENT INFORMATION

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## ABOUT PHILIP DEMATTEO

Philip DeMatteo is a top, award-winning real estate professional in Southern California, with his focus on the communities of Rossmoor (where he was born and raised), Seal Beach, Los Alamitos, Huntington Harbor, and Long Beach, representing a range of home owners from Luxury properties to investments and consultation to the first time home-buyer. With a background in mortgage lending (from 1996...

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