TEAM FASNACHT REALTY GROUP

4315 Olive Avenue, Long Beach, CA 90807

Property Features & Improvements — MLS Supplement

ARCHITECTURE & DESIGN

- 1947 designed by Kenneth Wing, Hollywood Regency style
- Signature Kenneth Wing winding staircase
- Interior design by Lani Neill Interiors

FULL-HOME RENOVATION

- Extensive renovation throughout the home
- Hardwood floors throughout
- Custom bifold door
- Detailed crown molding
- Floor-to-ceiling windows

KITCHEN

- Fully renovated, completed March 2026
- Quartz stone countertops
- Wolf range
- Wine cooler

SYSTEMS & INFRASTRUCTURE

- New electrical panel
- Copper plumbing throughout
- Sewer line sleeved from house to main, 25-year warranty, completed this year
- Newer roof
- All-new Milgard dual-pane windows and Pella triple-pane windows
- Ceiling fans throughout
- New Lennox heater
- Dedicated split HVAC system in upstairs bedroom

OUTDOOR LIVING

- Upstairs entertaining deck fully redone
- Backyard hardscape redo
- Pergola
- Outdoor bar and entertaining area
- Outdoor kitchen
- Half bathroom for outdoor convenience
- Custom-built water feature
- Custom mural by local artist Dumas, who has worked with Robert Wyland, renowned for the Long Beach Whale mural

Information deemed reliable but not guaranteed. Buyer to verify all information to their own satisfaction.