

## ***Property Description –***

***3702 E 1<sup>st</sup> Street, Long Beach, CA 90803***

Exquisite Luxury Villa in Coastal Long Beach. Built-in 1916, this 3 bedroom (4<sup>th</sup> bedroom – gym/fitness room), 2 bath, 2,670 sf home on a 5,720 sf lot.

Discover this magnificent home's unique blend of timeless elegance and cutting-edge technology. Nestled in one of the area's most desirable coastal neighborhoods, this Mediterranean palace in Belmont Heights is one block from the beach. Bike paths, fine dining, shopping, entertainment, and major transportation hubs are all within reach.

**Prime Location:** Situated on a spacious corner lot, this property is fully gated, fenced, and surrounded by lush, groomed bushes, offering unparalleled privacy. Enter through the arched gateway to the front inner courtyard, which features a spectacular 6-foot custom brass fountain. Two 4-foot-tall marble lions, Corinthian columns, and custom stained-glass windows in the living room complement the home's luxurious elements include marble, onyx, granite, crystal, custom carvings, Venetian plasters, and medallions throughout.

**Outdoor Paradise:** Enjoy your oasis with a mature, gorgeous 400 sq. ft. koi pond featuring 36 mature koi, a 5-year-old commercial-grade filter system, a cascade waterfall, and a fountain. Elegant paving, intricate custom stone, wrought iron work, and advanced lighting are found throughout. A retractable awning provides shade and privacy. A 10-foot stone fountain and 3-foot marbled lion add grandeur to the space, it accommodates up to 5 cars in the gated motor court.

A two-year-old state-of-the-art DaVinci tile Gothic-style roof with imported custom-made stained glass and two gothic dragons as roof finials adds an exquisite touch.

**Luxurious Interior:** Hand-painted moldings, solid wood carvings, marble and granite wall panels, designer window coverings, artistic murals, and gorgeous flooring adorn this home. The dining room features Italian designer Michael Amini furniture with a Swarovski crystal chandelier.

**Gourmet Kitchen:** A chef's dream, equipped with top-of-the-line appliances, including a Thermador 6-burner gas cooktop with griddle, a custom hood, a built-in double oven, two wine fridges, a Thermador espresso machine, and a trash compactor. Heated travertine kitchen floors and granite countertops make this kitchen functional and exquisitely detailed. The kitchen opens onto a beautiful outdoor entertainment area.

**Versatile Spaces:** The primary bedroom features a hand-painted ceiling and recessed lighting. The 4th bedroom has been transformed into a gym with an outside entrance, while the 3rd bedroom is now a library.

**Elegant Bathrooms:** Both large bathrooms offer a luxurious combination of custom design and comfort.

The home features dual-zoned A/C, an expanded basement with laundry facilities, ample storage, and a water softener.

Relax, enjoy the ocean breezes, and unwind on the private terrace on the upstairs deck, featuring two-year-old lighted aluminum beams with polycarbonate sheets and elegant Corinthian columns.

This property is more than just a home—it's a lifestyle. Experience the perfect fusion of classic Italian Renaissance architecture with modern-day luxury and convenience. It has been featured in the Los Angeles Times.