



COLDWELL BANKER
REALTY

List of Upgrades & Features for 3909 Gardenia Ave

- Upgraded electrical throughout (200 AMP service)
- Original windows restored
- Original wood floors
- Newer roof (2 years old)
- New gas line (Service street to house)
- New attic insulation
- New water softener
- New sunroom that flows off of dining (approx 150 SF)
- New high-end kitchen with Bosch dishwasher, Viking range, & wine refrigerator, all new cabinets, granite countertops, new tile flooring and backsplash,
- Remodeled bathroom and New bathroom (within existing square footage) with glass enclosed shower, new toilets (Swiss Madison)
- New brick patio
- Renovated wood burning fireplace and chimney
- 2- car detached garage with alley access with newly poured concrete floor (established plans can be delivered for an ADU)
- Hot tub, gazebo and fruit trees in the backyard
- Near shops, restaurants and other entertainment
- Top rated schools
- Minutes from downtown Long Beach and conveniently located near freeway access



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