



# HIGHLIGHTS

## 114 ARGONNE AVENUE, LONG BEACH

3 BEDS, 2 BATHS, 1,642 SQ. FT., 2,702 SQ. FT. LOT, BUILT IN 1929, EXTENSIVELY IMPROVED

### INTERIOR UPGRADES

- Recessed lighting installed throughout (2019)
- Interior and exterior fully repainted (2019)
- Hardwood flooring throughout
- New carpet in two upstairs bedrooms (2019)
- Custom closet systems in two upstairs bedrooms (2019)
- Custom closet system in downstairs bedroom (2025)
- Custom rolling barn closet doors in primary bedroom
- Plantation shutters and modern decorative pendent lighting throughout
- Roman shades and blackout window coverings in two upstairs bedrooms (2022)
- Motorized window and sliding door shades in two upstairs bedrooms (2024)
- Dual sitting/living areas for flexible use

### KITCHEN & APPLIANCES

- Farmhouse sink and granite countertops
- New stove and stainless steel appliances
- Open-concept kitchen flowing into dining and living room
- New refrigerators in kitchen and garage (2025 / early 2026)

### BATHROOMS

- Both bathrooms fully remodeled, including new tile, showers, toilets, bathtub, fixtures, lighting, and mirrors (2023)

### SYSTEMS & MECHANICAL

- Central air conditioning and heating
- AC system compressor was recently replaced
- Full system PEX plumbing repipe (2022)
- Full house fumigation (termite/pest treatment) (2019)
- Gas line and meter relocated to side of property (2020)

- Fireplace upgraded with new doors, flue, and chimney cap (2024)
- Fireplace GAS line capped/inoperable
- Outdoor shower made functional
- New water heater (2024)

### LAUNDRY

- Fully remodeled laundry room with new cabinetry (2019)
- New washer and dryer installed (2025)

### GARAGE & PARKING

- One-car garage
- One-car covered carport
- Fully remodeled and finished garage with drywall, cabinetry, wall slat systems, and shelving (2020)

### OUTDOOR LIVING

- Front and back patios plus large upper balcony
- Fully remodeled backyard (2020)
- New tile and fencing (2020)
- Hot tub ready upgraded electrical (2020)
- Outdoor wet bar with ice machine and sink (2020)
- Dog run with turf (2020, upgraded 2024)
- Ideal indoor-outdoor flow for entertaining
- Ice machine serviced (2021) and updated with replacement parts (2026)

### ADDITIONAL FEATURES

- Motorized drop screen in carport (2021)
- Front door overhang repaired and replaced (2024)
- Room for expansion if desired



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