

## Customer Short

**3923 Dobinson Street, Los Angeles  
90063**

STATUS: **Closed**

LIST/CLOSE:  
**\$1,100,000/\$1,111,839 ↑**

**E Cesar Chavez to N on Hazard,R on Dobinson to address**



BED / BATH: **3/4,0,1,0**  
SQFT(src): **2,433 (D)**  
LOT(src): **5,713/0.1312 (A)**  
PARKING SPACES: **2**  
YEAR BLT(src): **2022 (PUB)**  
SUB TYPE: **SFR (D)**  
DOM / CDOM: **20/20**

SALE TYPE: **STD**  
ML#: **SR22250641**  
B TRACT / MODEL:  
VIEW: **Yes**  
POOL / SPA: **No/No**  
AREA: **ELA - East Los Angeles**

PRICE PER SQFT: **\$456.98**  
ORIGINAL \$: **\$1,100,000**  
COOLING: **Central Air**  
HEATING: **Central, Forced Air**  
STORIES: **Two**  
HOA: **\$0**  
BAC: **2.5%**

LIST DATE: **12/14/22**  
PURCHASE CONTRACT: **01/07/23**

CLOSE DATE: **02/06/23**  
CLOSE PRICE: **\$1,111,839**

CONCESSIONS: **\$28,139**  
TERMS: **Cash to New Loan, FHA**

Brand New Modern Contemporary 2022 Construction.2433 sf with two masters on upper floor and a bedroom with bathroom on main floor. King of the Hill with views of City lights,Hills and Mountains. Kitchen,family room,breakfast nook,great room for entertainment,dining area-you name it! Granite Countertops,Island in the Kitchen,undermount sink,laminated flooring,two balconies and back porch to enjoy the views and have gatherings. One of the lowest price/sf for new construction.Three en-suite bedrooms with bathrooms.The house also boasts an office room with bathroom that can easily be converted to junior ADU with its own separate entrance.Rent it out and have income! The property also has room to build an ADU in the backyard. Attached two car garage with driveway for additional tandem parking. Minutes to USC,County Hospital,Cal State LA,Downtown LA,Pasadena and the Arts District. Energy efficient air-conditioning. See the Virtual Tour. Junior ADU to be designed and permitted by the New Owner.Junior ADU description for information only.

CUSTOMER SHORT:Residential ML#: SR22250641

Printed by Erick Claudio, State Lic: 02000236 on 11/10/2023  
5:24:30 PM

**1218 N. Bonnie Beach Place, City Terrace  
90063**

STATUS: **Closed**

LIST/CLOSE:  
**\$1,110,000/\$1,110,000**

**From I-10 E: Exit City Terrace Dr and Turn Left, Turn Right on N Hazard Ave, Turn Right on Snow Dr, Turn Right onto N Bonnie Beach Place, House is on Right Hand Side.**



BED / BATH: **4/3,0,0,0**  
SQFT(src): **2,043 (D)**  
LOT(src): **5,781/0.1327 (D)**  
PARKING SPACES: **2**  
YEAR BLT(src): **2022 (OTH)**  
SUB TYPE: **SFR (D)**  
DOM / CDOM: **10/10**

SALE TYPE: **STD**  
ML#: **MB22078748**  
B TRACT / MODEL:  
VIEW: **Yes**  
POOL / SPA: **No/No**  
AREA: **CTER - City Terrace**

PRICE PER SQFT: **\$543.32**  
ORIGINAL \$: **\$995,999**  
COOLING: **Central Air, ENERGY STAR Qualified Equipment**  
HEATING: **Central, ENERGY STAR Qualified Equipment**  
STORIES: **Three Or More**  
HOA: **\$0**  
BAC: **2%**  
CONCESSIONS: **\$5,000**  
TERMS: **Submit**

LIST DATE: **03/28/22**  
PURCHASE CONTRACT: **05/02/22**

CLOSE DATE: **05/31/22**  
CLOSE PRICE: **\$1,110,000**

Welcome to the newly built spectacular single-family residence in the City Terrace Hills. This gorgeous 3-level home features 4 bedrooms, 3 bathrooms, attached 2 car garage, laundry room and a large outdoor balcony to cater all-year-round weather with connections to install an entertainment system. The top floor contains the attached 2 car garage and a bonus outdoor patio. The main floor features a spacious living room, high ceilings, recessed lighting, plenty of windows for natural light and ceiling fans. The kitchen includes marble countertops, wine bottle rack, built in wine cooler, beautiful dark backsplash, along with 1 bedroom, 1 bathroom, and an extra room for an office or game room of your choice. The bottom floor includes 3 bedrooms, 2 bathrooms, laundry area and the master bedroom with its own bathroom. Additional features include central air and heating, tankless water heater, smart car garage door. Easy access to the 10, 710, 5 and 60 freeway. Minutes away from downtown LA, CalState LA, schools, restaurants, parks and much more. A must see and remarkable opportunity.

CUSTOMER SHORT:Residential ML#: MB22078748

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**3992 Dwiggins St, Los Angeles 90063**STATUS: **Closed**

LIST/CLOSE:

**\$995,888/\$1,100,000** ↑

Gage Ave North



BED / BATH: **5/3,0,0,0**  
 SQFT(src): **2,450 (A)**  
 LOT(src): **4,558/0.1046 (A)**  
 PARKING SPACES: **2**  
 YEAR BLT(src): **2021 (BLD)**  
 SUB TYPE: **SFR (A)**  
 DOM / CDOM: **0/0**

SALE TYPE: **STD**  
 ML#: **MB22032990**  
 B TRACT / MODEL:  
 VIEW: **Yes**  
 POOL / SPA: No/No  
 AREA: **C16 - Mid Los Angeles**

PRICE PER SQFT: **\$448.98**  
 ORIGINAL \$: **\$1,095,888**  
 COOLING: **Central Air**  
 HEATING: **Forced Air**  
 STORIES: **Two**  
 HOA: **\$0**  
 BAC: **2%**

LIST DATE: **02/11/22**CLOSE DATE: **05/16/22**CONCESSIONS: **\$0**PURCHASE CONTRACT: **02/11/22**CLOSE PRICE: **\$1,100,000**TERMS: **Cash to New Loan, Conventional, FHA**

Nestled quietly on a beautiful peak of City Terrace, this home seeks a new owner who embraces the views of LA. Located Northeast of Downtown LA, this 5 bedroom , 3 bathroom 2-story home boasts 2,450 square feet of spacious living. The kitchen features quartz counter tops, stainless sink with white shaker cabinets and a stainless dishwasher. The sliding door near living room lead to a large balcony with a breath taking view of Los Angeles. Before you go up stairs,you will find one bedroom with a complete bath and the two car attached garage ready for your ADU. The second floor consists of 4 bedrooms and 2 complete bathrooms and a separate laundry area. The large master bedroom has a spacious walk in closet and a balcony with a panoramic views of LA and of the San Gabriel Mountains to hills of Palos Verdes. Additional features include central air and heating, dual pane windows, very low maintenance front and rear yard. New Construction built in 2021. Easy access to the 710,10,5, and 60 freeways, and only minutes away from Downtown Los Angeles, South Pasadena, and Alhambra.

CUSTOMER SHORT:Residential ML#: MB22032990

Printed by Erick Claudio, State Lic: 02000236 on 11/10/2023  
5:24:30 PM**1106 N GAGE Ave, Los Angeles 90063**STATUS: **Closed**

LIST/CLOSE:

**\$999,000/\$1,005,000** ↑<https://goo.gl/maps/xpZ6ZuKnJXwvkopv7>

BED / BATH: **3/2,0,1,0**  
 SQFT(src): **2,300**  
 LOT(src): **5,604 sq. (A)**  
 PARKING SPACES: **2**  
 YEAR BLT(src): **2021 (SLR)**  
 SUB TYPE: **SFR**  
 DOM / CDOM: **25/104**

SALE TYPE: **STD**  
 ML#: **21772030**  
 B TRACT / MODEL:  
 VIEW: **Yes**  
 POOL / SPA: No/No  
 AREA: **CTER - City Terrace**

PRICE PER SQFT: **\$436.96**  
 ORIGINAL \$: **\$999,000**  
 COOLING: **Electric**  
 HEATING: **Electric**  
 STORIES:  
 HOA: **\$**  
 BAC: **2%**

LIST DATE: **08/13/21**CLOSE DATE: **10/07/21**

CONCESSIONS:

PURCHASE CONTRACT: **09/07/21**CLOSE PRICE: **\$1,005,000**TERMS: **Cash, FHA**

Exuding effortless style and class, this sophisticated new construction Los Angeles hillside home is a residence you'll be proud to call your own. A contemporary entry takes you inside where a large, open floorplan welcomes you to the generous living room highlighted by a platform area showcasing a modern linear fireplace. Appeasing to the eye, the kitchen provides rich, dark brown cabinets, gorgeous quartz countertops, a waterfall island with a breakfast bar with a wine fridge, and doors that open out to a terrace. The home features industrial accents, designer-style lights, and fine finishes and fixtures throughout. Remarkably attractive and practical, your master suite is equipped with a well-sized walk-in closet, custom shelving and drawers, an amazing spa shower and standalone tub, plus a private terrace. You'll enjoy entertaining guests out on the patio and downstairs in your well-manicured backyard complete with a delightful pathway. Among the homes many other features is a laundry room, pre-wiring for solar power, security cameras, and a spiral staircase giving you direct access to the garage. Its set in an unbeatable location in City Terrace, close to LA's shopping, dining, nightlife, and near freeways for easy commuting. Everything you could ever ask for awaits in this brand new home, so come take a tour before its gone for good!

CUSTOMER SHORT:Residential ML#: 21772030

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## 1208 N Bonnie Beach Pl, Los Angeles 90063

STATUS: Closed

LIST/CLOSE:

\$999,000/\$1,004,000 ↑

From I-10 E: Exit City Terrace Dr and Turn Left, Turn Right on N Hazard Ave, Turn Right on Snow Dr, Turn Right onto N Bonnie Beach Pl, House is on Right Hand Side.



BED / BATH: 4/3,0,0,0  
SQFT(src): 2,216 (D)  
LOT(src): 6,744/0.1548 (A)  
PARKING SPACES: 4  
YEAR BLT(src): 2021 (BLD)  
SUB TYPE: SFR (D)  
DOM / CDOM: 11/11

SALE TYPE: STD  
ML#: PW21202299  
B TRACT / MODEL:  
VIEW: Yes  
POOL / SPA: No/No  
AREA: 699 - Not Defined

PRICE PER SQFT: \$453.07  
ORIGINAL \$: \$999,000  
COOLING: Central Air, High Efficiency, SEER Rated 13-15, Zoned  
HEATING: Forced Air, High Efficiency, Zoned  
STORIES: Three Or More  
HOA: \$0  
BAC: 2%  
CONCESSIONS: \$0  
TERMS: Cash, Cash to New Loan, Submit

LIST DATE: 09/13/21

CLOSE DATE: 10/26/21

PURCHASE CONTRACT: 09/27/21

CLOSE PRICE: \$1,004,000

One of two meticulously designed new construction residences, perched high in the hills of City Terrace. This modern-contemporary home boasts 4 bedrooms and a separate office on the top floor, well-secluded to support a work-from-home environment. The main floor is the perfect place to unwind after a long day, complete with a great room for entertaining family and friends, and an expansive outdoor deck to enjoy the beautiful sunsets and panoramic views, spanning from the northern San Gabriel mountain range and south toward Long Beach and the Pacific Ocean. The main floor also features a gorgeous kitchen with walk-in pantry, an oversized bedroom that can be re-purposed as a media room, a full bathroom, and a dedicated laundry room. The bottom floor hosts 3 bedrooms, all of which have recessed lighting, ceiling fans, and views of the surrounding area. The spacious master bedroom has a walk-in closet and dual-vanity master bathroom. The attached two car garage has direct interior access and 220V hookups for convenient at-home EV charging. The finished materials have been thoughtfully hand-picked by an interior design firm to satisfy even the most discerning buyer. This is a truly remarkable opportunity to own one of two new construction properties, located just minutes away from Cal State LA, the Arts District, Downtown LA and Pasadena.

CUSTOMER SHORT:Residential ML#: PW21202299

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## 3926 Snow Dr, City Terrace 90063

STATUS: Closed

LIST/CLOSE:

\$1,000,000/\$1,000,000

Hazard St



BED / BATH: 3/3,0,0,0  
SQFT(src): 1,764 (A)  
LOT(src): 4,975/0.1142 (A)  
PARKING SPACES: 4  
YEAR BLT(src): 2018 (ASR)  
SUB TYPE: SFR (D)  
DOM / CDOM: 7/69

SALE TYPE: STD  
ML#: MB23107331  
B TRACT / MODEL:  
VIEW: Yes  
POOL / SPA: No/No  
AREA: CTER - City Terrace

PRICE PER SQFT: \$566.89  
ORIGINAL \$: \$1,000,000  
COOLING: Central Air  
HEATING: Central  
STORIES: Two  
HOA: \$0  
BAC: 2.5%

LIST DATE: 06/23/23

CLOSE DATE: 07/21/23

PURCHASE CONTRACT: 06/30/23

CLOSE PRICE: \$1,000,000

CONCESSIONS: \$0

TERMS: Cash to New Loan

Modern contemporary view residence nestled in the hillside on a private street. Boasts a tastefully designed modern concept kitchen, custom bar. Large living room, features a master bedroom in the first floor with balcony, 2 bedrooms upstairs have their own private balconies. Beautiful lighting fixtures, staircase pendant chandelier. Bring out your favorite book or cocktail and relax in one of three balconies or rear large deck area. Plenty of parking 2 car garage, plus driveway & 2 additional parking spaces. Custom exterior wrought iron work, automatic exterior solar lighting. Steps to City terrace Park where you can enjoy walking your dogs, Near USC Keck medical Center, Cal State LA University and all the great amenities NELA & DTLA, Glendale, Pasadena restaurant's & shops near Golden State Fwys.

CUSTOMER SHORT:Residential ML#: MB23107331

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## 1202 N Bonnie Beach Pl, Los Angeles 90063

STATUS: Closed

LIST/CLOSE:  
\$989,000/\$989,000

From I-10 E: Exit City Terrace Dr and Turn Left, Turn Right on N Hazard Ave, Turn Right on Snow Dr, Turn Right onto N Bonnie Beach Pl, House is on Right Hand Side.



BED / BATH: 4/3,0,0,0  
SQFT(src): 2,095 (D)  
LOT(src): 4,846/0.1112 (A)  
PARKING SPACES: 4  
YEAR BLT(src): 2021 (BLD)  
SUB TYPE: SFR (D)  
DOM / CDOM: 11/11

SALE TYPE: STD  
ML#: PW21201943  
B TRACT / MODEL:  
VIEW: Yes  
POOL / SPA: No/No  
AREA: 699 - Not Defined

PRICE PER SQFT: \$472.08  
ORIGINAL \$: \$989,000  
COOLING: Central Air, High Efficiency, SEER Rated 13-15, Zoned  
HEATING: Forced Air, High Efficiency, Zoned  
STORIES: Three Or More  
HOA: \$0  
BAC: 2%  
CONCESSIONS: \$0  
TERMS: Cash, Cash to New Loan, Submit

LIST DATE: 09/13/21  
PURCHASE CONTRACT: 09/27/21  
CLOSE DATE: 10/22/21  
CLOSE PRICE: \$989,000

One of two meticulously designed new construction residences, perched high in the hills of City Terrace. This modern-contemporary home boasts 4 bedrooms and a separate office on the top floor, well-secluded to support a work-from-home environment. The main floor is the perfect place to unwind after a long day, complete with a great room for entertaining family and friends, and an expansive outdoor deck to enjoy the beautiful sunsets and panoramic views, spanning from the northern San Gabriel mountain range and south toward Long Beach and the Pacific Ocean. The main floor also features a gorgeous kitchen with walk-in pantry, an oversized bedroom that can be re-purposed as a media room, a full bathroom, and a dedicated laundry room. The bottom floor hosts 3 bedrooms, all of which have recessed lighting, ceiling fans, and views of the surrounding area. The spacious master bedroom has a walk-in closet and dual-vanity master bathroom. The attached two car garage has direct interior access and 220V hookups for convenient at-home EV charging. The finished materials have been thoughtfully hand-picked by an interior design firm to satisfy even the most discerning buyer. This is a truly remarkable opportunity to own one of two new construction properties, located just minutes away from Cal State LA, the Arts District, Downtown LA and Pasadena.

CUSTOMER SHORT:Residential ML#: PW21201943

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5:24:31 PM

## 3942 Dwiggins St, City Terrace 90063

STATUS: Closed

LIST/CLOSE:  
\$949,000/\$951,000 ↑

East of Boswick ST



BED / BATH: 4/3,0,0,0  
SQFT(src): 1,979 (P)  
LOT(src): 5,282/0.1213 (A)  
PARKING SPACES: 4  
YEAR BLT(src): 2021 (PUB)  
SUB TYPE: SFR (D)  
DOM / CDOM: 32/32

SALE TYPE: STD  
ML#: WS21013324  
B TRACT / MODEL:  
VIEW: Yes  
POOL / SPA: No/No  
AREA: CTER - City Terrace

PRICE PER SQFT: \$480.55  
ORIGINAL \$: \$1,090,000  
COOLING: Central Air  
HEATING: Central  
STORIES: Two  
HOA: \$0  
BAC: 2%

LIST DATE: 01/21/21  
PURCHASE CONTRACT: 02/22/21  
CLOSE DATE: 04/02/21  
CLOSE PRICE: \$951,000

CONCESSIONS: \$0  
TERMS: 1031 Exchange, Cal Vet Loan, Cash, Cash To Existing Loan, Cash to New Loan, Conventional, VA Loan

Located at City Terrace with a gorgeous mountain and Los Angeles cityscape view, this gem is sure to capture your eyes! This is all built green code and with a brand new modern construction with rainwater retention, rain gutters, and rain barrels for those rainy Los Angeles rain days. With a functional, yet modern and high-quality design, you'll be living comfortable and upscale. This contemporary home offers 4 spacious bedrooms, 3 bathrooms, 5 car parking spots, 440 square feet basement (with potential to convert to ADU), two huge crawl spaces, and an enjoyable backyard garden! The master bedroom is located on the corner, allowing for two separate gorgeous views to be the first thing to wake up to. R2 zoning potential builds 2nd unit or a large gazebo at the well-maintained backyard. Easy access to the 60, 710, 5, and 10 freeways and just minutes away from Downtown LA, the Artists District, Cal State LA University, and USC. Don't miss the opportunity to grab this gem!

CUSTOMER SHORT:Residential ML#: WS21013324

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