

Reina Franco
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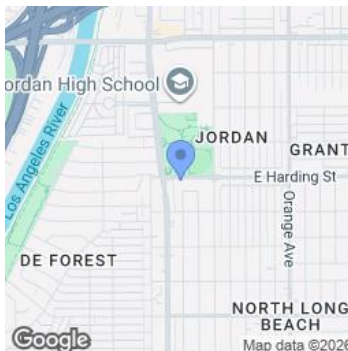


640 E Harding St, Long Beach 90805

STATUS: **Active**

LIST PRICE: **\$775,000** ↓

Going North on Atlantic Ave., Turn Left on Harding St. Across Oughton Park



BED / BATH: **2/2,0,0,0**
SQFT(src): **1,277 (A)**
PRICE PER SQFT: **\$606.89**
LOT(src): **5,034/0.1156 (A)**
LEVELS: **One**
GARAGE: **2/Detached**
YEAR BUILT(src): **1942 (PUB)**
PROP SUB TYPE: **SFR/D**
DAM / CDAM: **8/8**
SLC: **Standard**
PARCEL #: **7124001004**
LISTING ID: **PW26080844**

Recent: **04/20/2026 : PRC CHG : \$784,900->\$775,000**



DESCRIPTION

Welcome to this charming home located in one of the most desirable neighborhoods of North Long Beach. This well-maintained residence offers 2 spacious bedrooms and 2 bathrooms, along with a versatile den currently used as a third bedroom—perfect for a growing family. The home features a bright and inviting layout, highlighted by a beautifully kitchen with elegant granite countertops and a dedicated dining area. Enjoy comfort year-round with central air conditioning, while upgraded windows enhance energy efficiency and natural light throughout the home. Additional upgrades include copper plumbing and an updated electrical panel, providing peace of mind for years to come. Outside, you'll find a detached 2-car garage, a convenient carport, and a long driveway with ample space to accommodate up to four vehicles. Perfectly situated, this home offers easy access to the 91 and 710 freeways, making commuting and daily travel a breeze. Don't miss your chance to make this exceptional property your own!

EXCLUSIONS:

INCLUSIONS:

AREA: **7 - North Long Beach**
SUBDIVISION: **North Long Beach (NLB)/North Long Beach (NLB)**
COUNTY: **Los Angeles**
SENIOR COMMUNITY?: **No**
CERTIFIED 433A?: **No**

LIST \$ ORIGINAL: **\$784,900**
BASEMENT SQFT:
COMMON WALLS: **No Common Walls**
PARKING: **Attached Carport, Direct Garage Access, Driveway, Paved, Garage, Garage Faces Rear**
HORSE:
PROBATE AUTHORITY:

SELLER WILL CONSIDER CONCESSIONS IN OFFER: **No**
ROOM TYPE: **All Bedrooms Down, Kitchen, Living Room**
EATING AREA:

COOLING: **None**
HEATING:
VIEW: **Park/Greenbelt**
WATERFRONT:
LAUNDRY: **Gas & Electric Dryer Hookup, In Garage**

PROP SUB TYPE: **Single Family Residence (Detached)**

STRUCTURE TYPE: **House**

COMMON INTEREST: **None**

INTERIOR

INTERIOR: **Ceramic Counters, Open Floorplan**
MAIN LEVEL BEDROOMS: **2**
MAIN LEVEL BATHROOMS: **2**

ACCESSIBILITY: **None**
APPLIANCES: **Gas Range, Gas Water Heater**
KITCHEN FEATURES:
BATHROOM FEATURES: **Shower, Exhaust fan(s)**

FLOORING:
ENTRY LOC/ENTRY LVL: **Side Wall/1**
FIREPLACE: **None**

EXTERIOR

EXTERIOR:
FENCING: **Average Condition, Block**
DIRECTION FACES: **Southeast**

SECURITY: **Carbon Monoxide Detector(s), Smoke Detector(s)**
SEWER: **Public Sewer**

LOT: **Back Yard, Lawn, Park Nearby**
POOL: **None**

PATIO/PORCH:
SPA: **None**

BUILDING

BUILDER NAME:
MAKE:
BUILD MODEL:
TAX MODEL:

ARCH STYLE:
DOOR:
WINDOW: **Double Pane Windows**

ROOF: **Shingle**
FOUNDATION DTLs: **Raised**
PROP COND:
Updated/Remodeled

CONSTR MTLs:
OTHER STRUCT: **Storage**
NEW CONSTRUCTION YN: **No**

GARAGE AND PARKING

ATTACHED GARAGE?: **Detached**
UNCOVERED SPACES:

PARKING TOTAL: **2**
REMOTES:

GARAGE SPACES: **2**
RV PARK DIM:

CARPOT SPACES:

GREEN

GREEN ENERGY GEN:
WALK SCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

POWER PRODUCTION

POWER PRODUCTION: **No**

GREEN VERIFICATION: **No**

COMMUNITY

HOA FEE: **\$0**

HOA NAME:

HOA PHONE:

OF UNITS: **1**

HOA FEE 2:
HOA FEE 3:
COMMUNITY: **Curbs, Park**
HOA MANAGEMENT NAME:
HOA MANAGEMENT NAME 2:
HOA MANAGEMENT NAME 3:

HOA NAME 2:
HOA NAME 3:
HOA AMENITIES:

HOA PHONE 2:
HOA PHONE 3:

UNITS IN COMMUNITY:
STORIES TOTAL: **1**

LAND

LAND LEASE?: **No**
PARCEL #: **7124001004**
ADDITIONAL APN(s): **No**

LAND LEASE AMOUNT:
LAND LEASE AMT FREQ:
LAND LEASE PURCH?:
LAND LEASE RENEW:

UTILITIES:
ELECTRIC:
WATER SOURCE: **Public**
LOT SIZE DIM:
ASSESSMENTS: **Unknown**

TAX LOT: **20**
TAX BLOCK:
TAX TRACT #: **12769**
ZONING:
TAX OTHER ASSESSMENT: **\$431**
TAX OTHER ASSESS SOURCE: **Estimated**

SCHOOL

HIGH SCHOOL DISTRICT: **Long Beach Unified**
HIGH SCH DIST SOURCE: **Public Records**

ELEMENTARY: **Long Beach**
ELEM SOURCE: **Public Records**
ELEMENTARY OTHER:

MIDDLE/JR HIGH: **Long Beach**
MIDDLE/JR SOURCE: **Public Records**
MIDDLE/JR HIGH OTHER:

HIGH SCHOOL: **Long Beach**
HIGH SOURCE: **Public Records**
HIGH SCHOOL OTHER:

LISTING

BAC:
BAC RMRKS:
DUAL/VARI COMP?: **No**
LEASE CONSIDERED?: **No**
CURRENT FINANCING: **Conventional**
POSSESSION: **Close Plus 3 Days**
SIGN ON PROPERTY?: **No**
CONTINGENCY LIST:

TERMS: **Cash, Cash To Existing Loan, Cash to New Loan, Conventional, FHA, VA Loan**
LIST AGRMT: **Exclusive Right To Sell**
LIST SERVICE: **Full Service**
AD NUMBER:
DISCLOSURES:
INTERNET, AVM?/COMM?: **Yes/Yes**
INTERNET?/ADDRESS?: **Yes/Yes**
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

LIST CONTRACT DATE: **04/14/26**
START SHOWING DATE:
ON MARKET DATE: **04/14/26**
PRICE CHG TIMESTAMP: **04/20/26**
STATUS CHG TIMESTAMP: **04/14/26**
MOD TIMESTAMP: **04/20/26**
EXPIRED DATE: **10/13/26**
PURCH CONTRACT DATE:
ENDING DATE:

CONTINGENCY: **Sale of this property is contingent upon seller buying a replacement house.**

PRIVATE REMARKS: Home has a DEN room used as a 3rd bedroom. Broker/Agent does not guarantee accuracy of permits, square footage, lot size, zoning, rent control, schools, and/or other information concerning the condition or features of the property were obtained from public records. Buyer(s) is/are advised independently to verify the accuracy of all information through buyer(s) own property inspection, checking city codes and permits or using professional advice. * This Property is sold "As-Is" present physical condition. No repairs, No Credits, No Concessions will be done by the Seller *****

SHOWING INFORMATION

SHOW CONTACT TYPE: **Agent**
SHOW CONTACT NAME: **Reina Franco**
SHOW CONTACT PH: **5625473367**
SHOW INSTRUCTIONS: ***** Do Not disturb tenant. Please call Reina Franco at 562-547-3367 or Israel Franco 562-243-6008 to Schedule private appointments.**

LOCK BOX LOCATION: **none**
LOCK BOX TYPE: **Call Listing Office**

OCCUPANT TYPE: **Tenant**
OWNER'S NAME:

Submit offer to reinafranco@yahoo.com with loan prequalification letter, DU, FICO scores and proof of funds.

DIRECTIONS: Going North on Atlantic Ave., Turn Left on Harding St. Accross Oughton Park

AGENT / OFFICE

LA: (**ZFRANREI**) **Reina Franco**
CoLA:
LO: (**PB1364**) **Coldwell Banker Envision**
LO PHONE: **562-989-4608Ext:0**
CoLO:
CoLO PHONE:

LA State License: **01127012**
CoLA State License:
LO State License: **02211662**
LO FAX: **562-989-4803**
CoLO State License:
CoLO FAX:
Offers Email: **reinafranco@yahoo.com**

CONTACT PRIORITY

1.LA CELL: **562-547-3367**
2.LA DIRECT:
3.LA PAGER: **000-0000**
4.LA FAX: **562-423-8134**
5.LA VOICEMAIL:
6.LA EMAIL: **reinafranco@yahoo.com**