

Closed Sale Properties



Addr: 3331 Dalemead Torrance
Area: Waltheria **MLS #:** S09045512
OP: \$670,000
LP: \$675,000 **SP:** \$659,000 **Apx SF:** 1,595
LD: 04/22/2009 **SD:** 08/06/2009 **\$/SF:** \$413.17
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,355
YBl: 1950 **Prking:** Carport Attached, Ga **DOM:** 91
Elem: Waltheria **Mid:** Richardson **High:** South

Property Description: Meticulously Maintained From Top To Bottom. Remodeled Kitchen With Granite Counters & Center Island. Lots Of Storage. Bright And Airy Living Room Looks Out To The Manicured Backyard. Fireplace In Dining Area/Family Room. Master Bedroom And Bath, New Carpet In All Bedrooms. 2 Car Detached Garage And Carport Provide Plenty Of Off-Street Parking. Approx. 3 Yr. Old Roof And Forced Air Heater. New Fencing All Around

Please Remove Shoes Upon Entry.



Addr: 2646 Grand Summit Torrance
Area: Waltheria **MLS #:** S09064710
OP: \$675,000
LP: \$675,000 **SP:** \$725,000 **Apx SF:** 1,536
LD: 06/12/2009 **SD:** 07/31/2009 **\$/SF:** \$472.01
Beds: 3 **Bath To:** 3.00 **LotSF:** 5,300
YBl: 1954 **Prking:** Direct Garage Acces **DOM:** 2
Elem: **Mid:** **High:**

Property Description: Beautiful Victoria Knolls Home Priced To Sell Now! 3 Bed/3 Bath Remodeled Home With 1,536 Sf On A 5,300 Sf Lot. Featuring Bay Windows With Plantation Shutters, Formal Dining Room (Or Den) And A Great Family Room With Stone Fireplace. Enjoy The Large Rear Patio And Nice Flat Grass Back Yard. This Home Also Has Central Air Conditioning And A Whole House Fan, Allowing Total Comfort On Hot Days!!! Seller Is In Escrow On Up-Leg Property And Has Priced To Sell Fast!



Addr: 4134 Pacific Coast 120, Torrance
Area: Waltheria **MLS #:** S09077347
OP: \$789,000
LP: \$789,000 **SP:** \$790,000 **Apx SF:** 2,520
LD: 07/13/2009 **SD:** 07/31/2009 **\$/SF:** \$313.49
Beds: 4 **Bath To:** 4.00 **LotSF:** 0
YBl: 2001 **Prking:** Direct Garage Acces **DOM:** 9
Elem: Riviera **Mid:** Richardson **High:** So Torrance High

Property Description: Former Model Home In Popular Gated Complex "Begonia Village". Fresh And Sparkling Condition Just Like Brand New Home. Super Loaded With Many Upgrades Including, Central A/C, Designer'S Window Coverings Throughout, Beautifully Decorated Bathrooms With Details And Quality, Buiit-In Media Wall Unit In Family Room, Gourmet Kitchen With Built-In Refrigerator, Stainless Still Appliances And Natural Maple Wood Floor, Crown Mouldings And So Much More. Cozy Back Yard Is Paved With Natural Stones. One Of The Best Location In The Complex Facing Bauman Court. Living, Dining, Family Room And All The Other Bed Rooms Are Very Spacious And Open. The Floor Plan Is Great With Easy And Smooth Circulation. Best Buy In Excellent South Torrance School District.

Closed Sale Properties



Addr: 433 Camino De Las Colinas Redondo Beach
Area: Hollywood Riviera **MLS #:** S09067843
OP: \$630,000
LP: \$575,000 **SP:** \$560,000 **Apx SF:** 1,566
LD: 06/16/2009 **SD:** 08/14/2009 **\$/SF:** \$357.60
Beds: 3 **Bath To:** 3.00 **LotSF:** 2,095
YBl: 1978 **Prking:** Direct Garage Acces **DOM:** 23
Elem: Riviera **Mid:** Calle Mayor **High:** South

Property Description: Bank Owned!!! Gorgeous Ocean Views!!! Beautiful, Bright, And Clean! Wood Floors. Updated Kitchen With Appliances And Granite Countertops. Spacious Living Room Area With Fireplace. Dining Area. Nice Size Master Bedroom. Master Bathroom Has Been Updated With Tile. Den Downstairs. Inside Laundry. 2 Car Attached Garage With Direct Access To Unit.



Addr: 433 Camino De Las Colinas Redondo Beach
Area: Hollywood Riviera **MLS #:** Y903097
OP: \$630,000
LP: \$630,000 **SP:** \$560,000 **Apx SF:** 1,566
LD: 06/24/2009 **SD:** 08/18/2009 **\$/SF:** \$357.60
Beds: 3 **Bath To:** 3.00 **LotSF:** 2,095
YBl: 1978 **Prking:** **DOM:** 15
Elem: **Mid:** **High:**



Property Description: Bank Owned! Gorgeous Ocean Views! Beautiful, Bright And Clean! Wood Floors. Updated Kitchen With Appliances And Granite Countertops. Spacious Living Room Area With Fireplace. Dining Area. Nice Size Master Bedroom. Master Bathroom Has Been Updated With Tile. Den Downstairs. Inside Laundry. 2 Car Attached Garage With Direct Access To Unit.



Addr: 433 Camino De Las Colinas Redondo Beach
Area: Hollywood Riviera **MLS #:** 09379585
OP: \$630,000
LP: \$630,000 **SP:** \$560,000 **Apx SF:** 1,566
LD: 06/24/2009 **SD:** 08/18/2009 **\$/SF:** \$357.60
Beds: 3 **Bath To:** 3.00 **LotSF:** 0
YBl: 1978 **Prking:** **DOM:** 15
Elem: **Mid:** **High:**

MLS

Property Description: Bank Owned!!! Gorgeous Ocean Views!!! Beautiful, Bright, And Clean! Wood Floors. Updated Kitchen With Appliances And Granite Countertops. Spacious Living Room Area With Fireplace. Dining Area. Nice Size Master Bedroom. Master Bathroom Has Been Updated With Tile. Den Downstairs. Inside Laundry. 2 Car Attached Garage With Direct Access To Unit.

Closed Sale Properties



Addr: 645 Paseo De La Playa 308, Redondo Beach
Area: Hollywood Riviera **MLS #:** S09075411
OP: \$729,000
LP: \$729,000 **SP:** \$700,000 **Apx SF:** 1,399
LD: 07/03/2009 **SD:** 08/20/2009 **\$/SF:** \$500.36
Beds: 2 **Bath To:** 2.00 **LotSF:** 4,003
YBl: 1962 **Prking:** Garage Door Opener **DOM:** 58
Elem: **Mid:** **High:**

Property Description: This Hollywood Riviera Condo Is Nestled At The Base Of Palos Verdes Estates Staring Out At The So Cal Coast With Ocean, City Lights & Sunset Views From Every Main Room In The Unit. This Remodeled One Level Unit Has An Updated Kitchen W/ Built-In Appliances, Breakfast Bar, Hardwood Floors, Crown Molding, Built-In Cabinetry, Recessed Lighting, Plantation Shutters. Cote D' Azur Is A Pet Friendly Complex That Is Very Well Maintained With Newly Painted Exteriors & Recently Re-Roofed. This Is A Gated Complex.



Addr: 4079 Bluff Torrance
Area: Hollywood Riviera **MLS #:** V09052785
OP: \$750,000
LP: \$750,000 **SP:** \$726,000 **Apx SF:** 1,342
LD: 05/12/2009 **SD:** 08/21/2009 **\$/SF:** \$540.98
Beds: 3 **Bath To:** 2.00 **LotSF:** 4,982
YBl: 1948 **Prking:** **DOM:** 57
Elem: Riviera **Mid:** Richardson **High:** South

Property Description: This Decorator Perfect Home Has Plenty To Offer. Property Features A Granite Tile Entry That Flows Into The Living Room And Dining Area. The Home Features A Nicely Updated Kitchen, Computer Area And A Family Room With Vaulted Ceilings. The Home Has Vinyl Windows, Crown Moldings And Recessed Lights Throughout. The Dining Area Opens Up To An Entertainer'S Backyard Patio That Features City Lights And Mountain Views. Master Bedroom Has A Walk-In Closet And A Master Bath With A Spa-Tub. Backyard Also Features Nice Grassy Area Lined With Elegant Cypress Trees. The Property Is Located On A Tree-Lined Cul-De-Sac Street And Is Walking Distance To Richardson School And To Many Local Shops And Restaurants. It Is Also Located In The Much Sought-After Riviera Elementary School Area. Don'T Miss This Great Gem!



Addr: 4812 Newton Street Torrance
Area: Hollywood Riviera **MLS #:** S09013274
OP: \$819,000
LP: \$789,000 **SP:** \$765,000 **Apx SF:** 2,106
LD: 02/01/2009 **SD:** 08/03/2009 **\$/SF:** \$363.25
Beds: 5 **Bath To:** 3.00 **LotSF:** 8,480
YBl: 1963 **Prking:** RV Access/Parking **DOM:** 151
Elem: **Mid:** **High:**

Property Description: Unbelievable Price For A Large 5 Bedroom Family Home In Best South Torrance Location, Walking Distance To Richardson Middle School And South High. Beautifully Updated Granite Kitchen, Hardwood Floors, Fireplace In Living Room And Huge Master Suite. Great Floor Plan With 4 Bedrooms Up And 1 Bedroom Downstairs Could Be Used For Guests, Den Or At Home Office. Enjoy Some City Light View From Upstairs Balcony And Much Sought After Rv Parking.

Closed Sale Properties



Addr: 5206 Via El Sereno Torrance
Area: Hollywood Riviera **MLS #:** S09063504
OP: \$839,000
LP: \$839,000 **SP:** \$855,000 **Apx SF:** 2,112
LD: 06/10/2009 **SD:** 07/31/2009 **\$/SF:** \$404.83
Beds: 5 **Bath To:** 2.00 **LotSF:** 14,730
YBl: 1956 **Prking:** Direct Garage Acces **DOM:** 8
Elem: **Mid:** **High:**

Property Description: Location, Location, Location. A Warm And Comforting Place To Put Down Roots; This Home Has Four Bedrooms And 2 Full Baths, A Rare Find! At Over 2000 Square Feet, There Is A Formal Living Room, Formal Dining Room, A Family Room And A Bonus Room That Could Be Used As An Office Or Play Room. The Sunny And Bright Kitchen Was Remodeled With Acres Of Storage (Including A Big Pantry) And Has Room For A Kitchen Table! Glass Sliders Off The Dining Room Open To A Beautiful South Facing Covered Deck With An Amazing Wisteria Vine, Just Getting Ready To Bloom. A Japanese Style Garden Is A Calm Place To Spend Time And You Will Be Able To Pick Apricots, Lemons, Grapefruits And Pomegranates. This Home Has Been Meticulously Maintained. A 25 Year Roof, All Copper Plumbing, New Forced Air Heater, Attic Storage Are Just A Few Of The Amenities. Via El Sereno Is Located Just A Block Away From Award Winning Riviera Elementary And Rocketship Park. Don'T Miss This Gem Of A Home!



Addr: 5018 Vista Del Vegas Torrance
Area: Hollywood Riviera **MLS #:** S09065551
OP: \$899,000
LP: \$899,000 **SP:** \$861,750 **Apx SF:** 1,468
LD: 06/16/2009 **SD:** 08/20/2009 **\$/SF:** \$587.02
Beds: 3 **Bath To:** 2.00 **LotSF:** 8,700
YBl: 1956 **Prking:** Direct Garage Acces **DOM:** 16
Elem: Riviera **Mid:** **High:** South

Property Description: Excellent Hollywood Riviera Location, Tastefully Upgraded. Sparkling Pool With A Spa Thats Waterfalls. 3 Beds, 2 Baths Single Story In Appx. 1500 Sq. Ft. With A Fantastic Layout For Entertaining. Family Room With Fireplace Opens To A Large Deck For Sitting Poolside, Very Private And Tranquil. Both Bathrooms Have Been Upgraded. New Stainless Steel Appliances In Kitchen. Also Included Is A Permitted Bonus Room With Bath, Perfect For A Cabana Or Home Office. Rocketship Park Is Just Steps Away With A Childrens Playground, Exercise Area And Dramatic Views. Walking Distance To Riviera Elementary.



Addr: 663 Calle Miramar Redondo Beach
Area: Hollywood Riviera **MLS #:** S09057758
OP: \$899,000
LP: \$899,000 **SP:** \$872,000 **Apx SF:** 1,288
LD: 05/26/2009 **SD:** 07/29/2009 **\$/SF:** \$677.02
Beds: 3 **Bath To:** 2.00 **LotSF:** 6,480
YBl: 1952 **Prking:** Garage Door Opener, **DOM:** 67
Elem: **Mid:** **High:**

Property Description: Located In The Highly Desirable Lower Hollywood Riviera On A Tree Lined Street. This Charming Home Has Been Completely Remodeled And Features Three Bedrooms, One And A Half Bathrooms And Unobstructed City/Mountain Views. The Property Has A Great Layout With The Living Area Opening Up To The Deck And Flat Back Yard. Located Within Walking Distance To Triangle Park, Riviera Village, And The Beach! Don'T Miss This Fantastic Home In One Of The Best Locations In The Riviera.

Closed Sale Properties



Addr: 421 Via Malaga Redondo Beach
Area: Hollywood Riviera **MLS #:** S09063253
OP: \$1,050,000
LP: \$1,050,000 **SP:** \$911,625 **Apx SF:** 1,471
LD: 06/08/2009 **SD:** 08/13/2009 **\$/SF:** \$619.73
Beds: 4 **Bath To:** 2.00 **LotSF:** 7,950
YBl: 1954 **Prking:** Garage Door Opener, **DOM:** 34
Elem: **Mid:** **High:**

Property Description: Ocean Surf, Sand & City View. If You Are Looking For Ocean, Surf And Sand This Is It. Original Clean Condition 4 Bedrooms 2 Baths And Sparkling Pool. Single Level Home Ready For Your Enjoyment Of The Ocean View, Pool And Patio. Easy Access To The Beach And The Riviera Village. Hardwood Floor And Carpet. New Roof And Paint. Large Lot



Addr: 451 Via Colusa Torrance
Area: Hollywood Riviera **MLS #:** S09060477
OP: \$894,700
LP: \$894,700 **SP:** \$915,000 **Apx SF:** 1,793
LD: 06/01/2009 **SD:** 08/04/2009 **\$/SF:** \$510.32
Beds: 3 **Bath To:** 2.00 **LotSF:** 6,405
YBl: 1955 **Prking:** Driveway **DOM:** 66
Elem: **Mid:** **High:** South High

Property Description: Hollywood Riviera Hidden Treasure

In The Highly Desired Hollywood Riviera Neighborhood Is This Beautiful Single Story Home: 3 Bedrooms And 2 Baths. Sharp On The Outside Remodeled On The Inside. Flowing Floor Plan With Living Room, Dining Area And Family Room All Lit Up By Large Ceiling To Floor Picture Windows Viewing The Beautifully Landscaped Backyard.

2002 Remodeled Bathrooms Plus Master Suite Created With Attached Bath And Walk-In Closet.

2003 New Roof

2003 New Dual-Paine Milgard Windows Through- Out Home And Anderson French Doors.

2004-All New Backyard Landscaping; Large Yard For Entertaining And Play.

2 –Fireplaces, One Beautifully Renovated With Stacked Stonework.

Open Remodeled Kitchen Opening To Private Rear Yard

Recently Painted Interior, Hard-Wood Floors Through-Out And Brand New Carpet In Bedrooms Only.

Air Conditioning And Forced Air Heat.

1 Block From Pv Trails. Walking Distance To Elementary School And Rocket Ship Park.

Closed Sale Properties



Addr: 308 Via Anita Redondo Beach
Area: Hollywood Riviera **MLS #:** V09023035
OP: \$1,155,000
LP: \$1,129,000 **SP:** \$1,050,000 **Apx SF:** 1,817
LD: 02/24/2009 **SD:** 08/26/2009 **\$/SF:** \$577.88
Beds: 3 **Bath To:** 2.00 **LotSF:** 8,980
YBl: 1954 **Prking:** Garage Door Opener, **DOM:** 111
Elem: Riviera Elementary **Mid:** Richardson **High:** South High

Property Description: Welcome To This Gorgeous Ocean & Coastal View Home In The Hollywood Riviera. This One Level Home Is Warmed By Beautiful Hardwood Floors. The Living Room Has A Cozy Fireplace As Well As Patio Doors Out To The Lush, Sunny, Private Backyard - Such A Pleasure To Enjoy Our Wonderful Weather. Drink In The Ocean, Sunset & Coastal Views From Your Spacious Viewing Deck - Perfect For Parties! The Remodeled Kitchen Has Polished Granite And Warm Wood Cabinetry. It Opens To The Family Room - Both Rooms Enjoy The Gorgeous Ocean Views! There Are 3 Bedrooms And 2 Bathrooms - Both Have Been Keenly Updated. Some Of The Other Special Features Of This House Include - New Composition Shingle Roof, New Gutters & New Paint Inside And Out! Bring Your Surfboard And Move Right In As The Beach Is Just Down The Street!



Addr: 505 Calle De Arboles Redondo Beach
Area: Hollywood Riviera **MLS #:** V09067622
OP: \$1,795,000
LP: \$1,795,000 **SP:** \$1,705,000 **Apx SF:** 3,370
LD: 06/19/2009 **SD:** 08/28/2009 **\$/SF:** \$505.93
Beds: 5 **Bath To:** 4.00 **LotSF:** 6,358
YBl: 2009 **Prking:** **DOM:** 2
Elem: Riviera **Mid:** Richardson **High:** South

Property Description: Situated At The Peak Of The Hollywood Riviera, This Custom Home Exudes The Understated Elegance Of Its Spanish Heritage. Casa Alegria, Which Means A Home Of Joy, Features The Signature Spanish Colonial Revival Style Of Architect Evan Braun. The Smallest Details Blend Seamlessly To Make Casa Alegria A Statement In Beautiful Simplicity, Including Moorish Arches, Wrought Iron Detailing, Balconies Off The Bedrooms & Colorful Splashes Of Imported Tile Inside & Out. This Spectacular Home Includes: Exquisite Kitchen, Front Courtyard With Seating & Fountain, Tiled Accents On The Driveway, Garage Door, Fireplaces & Stairs, Rich Hickory Floors, Fireplaces In The Living Room, Family Room, Master Bedroom & Backyard Terrazza, Two Forced Air Heating Units, & Tankless Water Heater. The Property Has A Coastline View From The Second Floor, Is Across The Street From The Pv Bridle Trail And Is A Short Walk To The Beach. You Won'T Find Anything Like This Anywhere On The Market. Come See For Yourself!



Addr: 225 Via Alameda Redondo Beach
Area: Hollywood Riviera **MLS #:** V09055370
OP: \$2,050,000
LP: \$1,975,000 **SP:** \$1,815,000 **Apx SF:** 3,477
LD: 05/19/2009 **SD:** 08/26/2009 **\$/SF:** \$522.00
Beds: 5 **Bath To:** 4.00 **LotSF:** 6,470
YBl: 2009 **Prking:** Direct Garage Acces **DOM:** 66
Elem: Riviera **Mid:** Richardson **High:** South

Property Description: Get Ready For This Gorgeous Spanish New Construction Home - Now Nearing Completion. This 5 Bedroom And 4 Bath Home Features Vaulted Ceilings And Four Fireplaces. Enjoy The Stunning Views From The Roof Top Deck (Approx. 280 Sq Ft). The Home Also Features Hickory Hardwood Floors, Special Arches, Anderson Windows And A State Of The Art Kitchen With A Viking Commercial Cook-Top.

Closed Sale Properties



Addr: 22505 Leyte Torrance
Area: South Torrance **MLS #:** F1809171
OP: \$534,800
LP: \$534,800 **SP:** \$560,000 **Apx SF:** 1,210
LD: 05/26/2009 **SD:** 07/31/2009 **\$/SF:** \$462.81
Beds: 2 **Bath To:** 1.00 **LotSF:** 6,380
YBl: 1951 **Prking:** **DOM:** 8
Elem: **Mid:** **High:**

Property Description: Highest And Best Offers Due 6/3 By 12Noon. Charming Bank Owned Ranch Style Home In A Great Area. Two Bedrooms And One Bathroom. Large Family Room With A Brick Fireplace And Sliding Glass Doors Opening To The Private Backyard. Carpeted Floors In The Living Room And Dining Room, Tile Floors In The Kitchen And Bathroom, And Laminate Floors In The Bedrooms. Agents See Private Remarks For Showing Instructions.



Addr: 22805 Marjorie Torrance
Area: South Torrance **MLS #:** S09070117
OP: \$575,000
LP: \$575,000 **SP:** \$565,000 **Apx SF:** 1,116
LD: 06/24/2009 **SD:** 08/14/2009 **\$/SF:** \$506.27
Beds: 3 **Bath To:** 1.00 **LotSF:** 5,194
YBl: 1953 **Prking:** Direct Garage Acces **DOM:** 3
Elem: **Mid:** **High:**

Property Description: Property Subject To Probate. Current Owner Has Jost. Got Authority As Of 6/18/09. (Owner States) Inside Of Property Is Refurbished With New Paint, Carpet, Linoleum, Tile & Reg Linoleum. Beautifully Finished In Move In Condition. Owner States New Roof Two Years Ago.



Addr: 22802 Ladeene Torrance
Area: South Torrance **MLS #:** S09058413
OP: \$549,000
LP: \$549,000 **SP:** \$582,000 **Apx SF:** 1,568
LD: 05/28/2009 **SD:** 07/31/2009 **\$/SF:** \$371.17
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,665
YBl: 1953 **Prking:** Garage Door Opener, **DOM:** 27
Elem: Arnold **Mid:** Calle Mayor **High:** South High

Property Description: Great Location For You And Your Family! This House Has An Added Bonus Room Making It A Total Of Almost 1600 Sf. There Are Three Bedrooms And Two Bathrooms And The Bonus Room Is Large Enough For A Pool Table! It Also Has A Two-Car Attached Garage And A Backyard For The Kids. Close To Arnold Elementary And Not Far From Calle Mayor And South High Schools.

Closed Sale Properties



Addr: 22633 Ladeene Torrance
Area: South Torrance **MLS #:** S09073731
OP: \$575,000
LP: \$575,000 **SP:** \$615,000 **Apx SF:** 1,236
LD: 07/07/2009 **SD:** 08/21/2009 **\$/SF:** \$497.57
Beds: 3 **Bath To:** 3.00 **LotSF:** 5,390
YBl: 1953 **Prking:** Direct Garage Acces **DOM:** 55
Elem: Arnold Elem **Mid:** Calle Mayor **High:** SOUTH HIGH

Property Description: Don'T Miss This Wonderful Home In A Great Neighborhood. Kids Can Walk To Arnold Elementary! This 3 Bedroom, 2.5 Bath Home Is Well Maintained By The Original Owner. A Lot Of Upgrades Were Done In 1999; Tile Roof, Fa Heat System, Windows, Brickwork, Front Fountain And More. This Home Has Refinished Oak Hardwood Floors Throughout, Copper Plumbing (Buyer To Verify), Upgraded Electrical, Attic Access And Built-In Cabinets Everywhere. Gas Wood Burning Fireplace In The Living Room, Direct Garage Access And A Bonus Work Shop Area In The Backyard. The L/2 Bath In The 2Nd Bedroom Was Approved By The City But Permits Were Never Finalized. Approved Blueprints For A 2Nd Story Addition Are Included In The Sale. Enjoy The Sound Of The Great Fountain In Front While You Relax In The Private Front Porch Area.



Addr: 4011 West 234Th Torrance
Area: South Torrance **MLS #:** S09070605
OP: \$624,000
LP: \$624,000 **SP:** \$620,000 **Apx SF:** 1,496
LD: 06/29/2009 **SD:** 08/18/2009 **\$/SF:** \$414.44
Beds: 3 **Bath To:** 2.00 **LotSF:** 6,710
YBl: 1962 **Prking:** Driveway **DOM:** 42
Elem: Arnold **Mid:** Calle Mayor **High:** South High

Property Description: Excellent Neighborhood To Live In, Nice House Too! Three Bedroom, 2 Bath, 1500Sqft Home. New Exterior Paint, Hardwood Floors, Spacious Living Room, Dining/Family Room And Large Kitchen, Open Out To Back Yard. Just A Few Blocks To South High And Calle Mayor Schools And A Block To Lago Seco Park.



Addr: 22920 Evalyn Torrance
Area: South Torrance **MLS #:** V09068316
OP: \$625,000
LP: \$625,000 **SP:** \$625,000 **Apx SF:** 1,140
LD: 06/23/2009 **SD:** 08/11/2009 **\$/SF:** \$548.25
Beds: 3 **Bath To:** 1.00 **LotSF:** 5,130
YBl: 1954 **Prking:** **DOM:** 42
Elem: **Mid:** **High:**

Property Description: Seaside Charmer! This House Is Really Special! Built In 1954 And Beautifully Upgraded In The Last Few Years, This Delightful 1,140 Sq. Ft. Home Has Been Beautifully Maintained And Is Located In A Fabulous Location. Gorgeous Remodeled Kitchen With Breakfast Bar, Great Living Room, Dining Area, 3 Good Size Bedrooms, Hardwood Floors, 2 Car Garage. Great Backyard With Lots Of Fruit Trees, Perfect For Entertaining. 5, 130 Sq. Ft. Lot. Walking Distance To Seaside Elementary, Calle Mayor Middle, And Just Steps Away From The Acclaimed "Christmas Light" Section.

Closed Sale Properties



Addr: 22635 Crosshill Torrance
Area: South Torrance **MLS #:** V09076447
OP: \$739,000
LP: \$739,000 **SP:** \$739,000 **Apx SF:** 1,310
LD: 07/14/2009 **SD:** 08/25/2009 **\$/SF:** \$564.12
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,200
YBlt: 1952 **Prking:** Garage Door Opener, **DOM:** 30
Elem: Seaside Elementary **Mid:** Calle Mayor **High:** South

Property Description: Welcome To This Charming Home On An Idyllic & Quiet Street Close To The Ever Popular Christmas Tree Light Section Of South Torrance'S Seaside Ranchos Neighborhood. Close To Sea Aire Golf Course (Cute 9 Hole, 3 Par Course) And Seaside Elementary School. This Wonderful Family Home Has A Bright And Open Kitchen With Breakfast Bar That Opens To The Dining Room That Leads Out To The Fabulous Deck - Great For Entertaining. 3 Bedrooms All With Hardwood Floors And 2 Updated Bathrooms Makes For A Bargain At This Great Price. Enjoy The Warmth Of A Cozy Fireplace In The Living Room. The Beach Is Just Over A Mile Away...Wonderful Place To Call Home!



Addr: 5240 Zakon Torrance
Area: South Torrance **MLS #:** V09060655
OP: \$765,000
LP: \$765,000 **SP:** \$750,000 **Apx SF:** 1,478
LD: 06/02/2009 **SD:** 08/13/2009 **\$/SF:** \$507.44
Beds: 3 **Bath To:** 2.00 **LotSF:** 6,540
YBlt: 1949 **Prking:** Garage Door Opener **DOM:** 69
Elem: **Mid:** **High:**

Property Description: Cozy Remodeled 3 Bedroom 2 Bath Home With Separate Office Located In An Ideal South Torrance Area. Great Flow Pattern From Living Room To Dining Area To Kitchen. The French Doors Off Living Room And Dining Area Makes For Easy Indoor/Outdoor Entertaining. The Living Room Features Hardwood Floors A Fireplace And Beamed Ceiling .The Doors Off The Living Room Lead To One Of Three Patio Areas. At Night The View Would Be Of The Hills And Twinkling Lights.The Bedrooms Are Spacious. Two With King Size Beds. The Third Bedroom Has An Adjoining Room That Is Presently Used As An Office. Would Also Be A Great Space For Exercise Equipment.Bathrooms Have Also Been Remodeled. Close Proximity To Shops, Schools And The Beach. This Home Is Warm And Inviting



Addr: 23005 Audrey Ave Torrance
Area: South Torrance **MLS #:** V09057874
OP: \$1,349,000
LP: \$1,349,000 **SP:** \$1,175,000 **Apx SF:** 3,516
LD: 05/27/2009 **SD:** 08/11/2009 **\$/SF:** \$334.19
Beds: 4 **Bath To:** 4.00 **LotSF:** 5,200
YBlt: 1990 **Prking:** Direct Garage Acces **DOM:** 76
Elem: **Mid:** CALLE MAYOR/ S. H **High:**

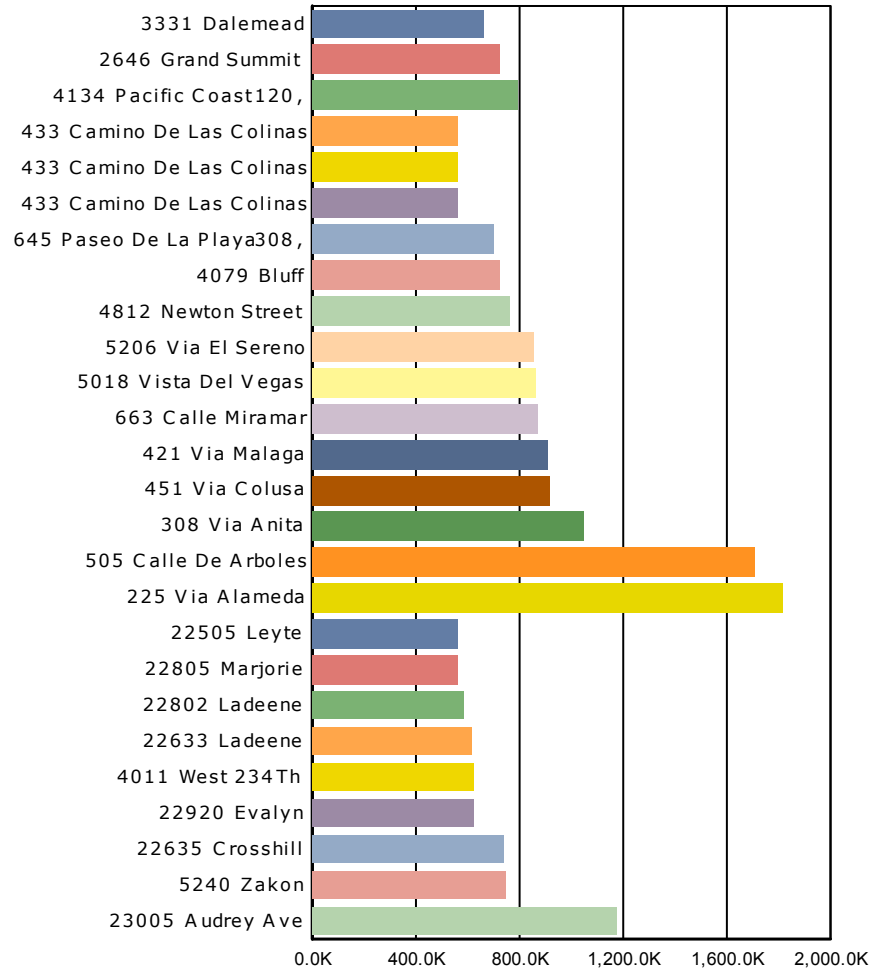
Property Description: This Gorgeous Mediterranean Custom-Decorated 4 Bedroom And 3.5 Bath Is The Most Upgraded Home In All Of Torrance.The Great Floor Plan Of 3516Sq.Ft. Offers Complete Luxury Living With Three Fireplaces. Every Room Has Been Completely Remodeled .The Fourth Bedroom Is Now Serving As An Executive Style Office. The Gourmet Kitchen Has Fabulous Custom Cabinetry, Raised Panel Wood Walls And Ceiling, Granite Counter, Sub-Zero Refrigerator, Viking Stove, And Double Oven. Resort Like Landscaping Outside With Ponds, Bar-B-Que, Gazebo And Waterfall Into The Spa. Located In A Newer South Torrance Neighborhood Which Featured Award Winning Schools.

Date: 10/27/2009

CMA Pro Report

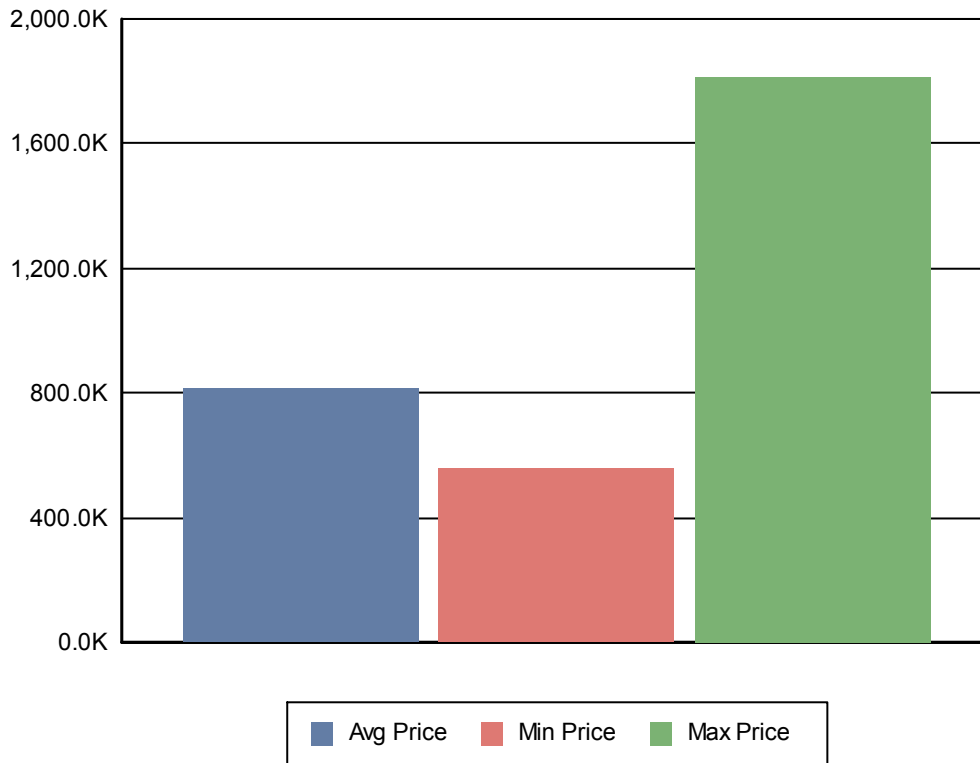
Closed Sale Properties

Total # of Listings	26
Lowest Price	\$560,000
Highest Price	\$1,815,000
Average Price	\$817,745
Avg. Price/SqFt	\$472.58
Avg DOM	44



CMA Pro Report

Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Closed Sale	\$560,000	\$1,815,000	\$817,745	\$472.58
Totals / Averages	\$560,000	\$1,815,000	\$817,745	\$472.58

Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
3331 Dalemead Torrance	\$675,000	\$659,000	91	-%2.37	\$413.17
2646 Grand Summit Torrance	\$675,000	\$725,000	2	%7.41	\$472.01
4134 Pacific Coast 120, Torrance	\$789,000	\$790,000	9	%0.13	\$313.49
433 Camino De Las Colinas Redondo Beach	\$575,000	\$560,000	23	-%2.61	\$357.60
433 Camino De Las Colinas Redondo Beach	\$630,000	\$560,000	15	-%11.11	\$357.60
433 Camino De Las Colinas Redondo Beach	\$630,000	\$560,000	15	-%11.11	\$357.60
645 Paseo De La Playa 308, Redondo Beach	\$729,000	\$700,000	58	-%3.98	\$500.36
4079 Bluff Torrance	\$750,000	\$726,000	57	-%3.20	\$540.98
4812 Newton Street Torrance	\$789,000	\$765,000	151	-%3.04	\$363.25
5206 Via El Sereno Torrance	\$839,000	\$855,000	8	%1.91	\$404.83
5018 Vista Del Vegas Torrance	\$899,000	\$861,750	16	-%4.14	\$587.02
663 Calle Miramar Redondo Beach	\$899,000	\$872,000	67	-%3.00	\$677.02
421 Via Malaga Redondo Beach	\$1,050,000	\$911,625	34	-%13.18	\$619.73
451 Via Colusa Torrance	\$894,700	\$915,000	66	%2.27	\$510.32
308 Via Anita Redondo Beach	\$1,129,000	\$1,050,000	111	-%7.00	\$577.88
505 Calle De Arboles Redondo Beach	\$1,795,000	\$1,705,000	2	-%5.01	\$505.93
225 Via Alameda Redondo Beach	\$1,975,000	\$1,815,000	66	-%8.10	\$522.00
22505 Leyte Torrance	\$534,800	\$560,000	8	%4.71	\$462.81
22805 Marjorie Torrance	\$575,000	\$565,000	3	-%1.74	\$506.27

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22802 Ladeene Torrance	\$549,000	\$582,000	27	%6.01	\$371.17
22633 Ladeene Torrance	\$575,000	\$615,000	55	%6.96	\$497.57
4011 West 234Th Torrance	\$624,000	\$620,000	42	-%0.64	\$414.44
22920 Evalyn Torrance	\$625,000	\$625,000	42	%0.00	\$548.25
22635 Crosshill Torrance	\$739,000	\$739,000	30	%0.00	\$564.12
5240 Zakon Torrance	\$765,000	\$750,000	69	-%1.96	\$507.44
23005 Audrey Ave Torrance	\$1,349,000	\$1,175,000	76	-%12.90	\$334.19
Total Averages	\$848,404	\$817,745	44	%-2.53	\$472.58

Note: Selected properties without SQFT values are not included in the "Average per Sqft" calculations

Property Summary

S	Street Address	Bds	Bth	Sqft	Built	L Price	S Price	Sold Date	DOM
S	3331 Dalemead	3	2.00	1,595	1950	\$675,000	\$659,000	08/06/2009	91
S	2646 Grand Summit	3	3.00	1,536	1954	\$675,000	\$725,000	07/31/2009	2
S	4134 Pacific Coast 120	4	4.00	2,520	2001	\$789,000	\$790,000	07/31/2009	9
S	433 Camino De Las Colinas	3	3.00	1,566	1978	\$575,000	\$560,000	08/14/2009	23
S	433 Camino De Las Colinas	3	3.00	1,566	1978	\$630,000	\$560,000	08/18/2009	15
S	433 Camino De Las Colinas	3	3.00	1,566	1978	\$630,000	\$560,000	08/18/2009	15
S	645 Paseo De La Playa 308	2	2.00	1,399	1962	\$729,000	\$700,000	08/20/2009	58
S	4079 Bluff	3	2.00	1,342	1948	\$750,000	\$726,000	08/21/2009	57
S	4812 Newton Street	5	3.00	2,106	1963	\$789,000	\$765,000	08/03/2009	151
S	5206 Via El Sereno	5	2.00	2,112	1956	\$839,000	\$855,000	07/31/2009	8
S	5018 Vista Del Vegas	3	2.00	1,468	1956	\$899,000	\$861,750	08/20/2009	16
S	663 Calle Miramar	3	2.00	1,288	1952	\$899,000	\$872,000	07/29/2009	67
S	421 Via Malaga	4	2.00	1,471	1954	\$1,050,000	\$911,625	08/13/2009	34
S	451 Via Colusa	3	2.00	1,793	1955	\$894,700	\$915,000	08/04/2009	66
S	308 Via Anita	3	2.00	1,817	1954	\$1,129,000	\$1,050,000	08/26/2009	111
S	505 Calle De Arboles	5	4.00	3,370	2009	\$1,795,000	\$1,705,000	08/28/2009	2
S	225 Via Alameda	5	4.00	3,477	2009	\$1,975,000	\$1,815,000	08/26/2009	66
S	22505 Leyte	2	1.00	1,210	1951	\$534,800	\$560,000	07/31/2009	8
S	22805 Marjorie	3	1.00	1,116	1953	\$575,000	\$565,000	08/14/2009	3
S	22802 Ladeene	3	2.00	1,568	1953	\$549,000	\$582,000	07/31/2009	27
S	22633 Ladeene	3	3.00	1,236	1953	\$575,000	\$615,000	08/21/2009	55
S	4011 West 234Th	3	2.00	1,496	1962	\$624,000	\$620,000	08/18/2009	42
S	22920 Evalyn	3	1.00	1,140	1954	\$625,000	\$625,000	08/11/2009	42
S	22635 Crosshill	3	2.00	1,310	1952	\$739,000	\$739,000	08/25/2009	30
S	5240 Zakon	3	2.00	1,478	1949	\$765,000	\$750,000	08/13/2009	69
S	23005 Audrey Ave	4	4.00	3,516	1990	\$1,349,000	\$1,175,000	08/11/2009	76