

## Closed Sale Properties



**Addr:** 2606 Nearcliff Torrance  
**Area:** Waleria  
**OP:** \$620,000  
**LP:** \$620,000  
**LD:** 06/06/2009  
**Beds:** 3  
**YBl:** 1954  
**Elem:**

**SP:** \$620,000  
**SD:** 07/20/2009  
**Bath To:** 2.00  
**Prking:** Driveway, Private  
**Mid:**

**MLS #:** S09062522  
**Apx SF:** 1,589  
**\$/SF:** \$390.18  
**LotSF:** 14,740  
**DOM:** 5  
**High:**

**Property Description:** Located In Victoria Knolls - Remodeled, New Vinyl Windows, New Paint In & Out, New Heating System, New Roof. Remodeled Kitchen, With New Appliances! Hardwood Floors, Family Room With Open Beam Ceiling. New Landscaping - Cul De Sac Street. Storage Bonus Room In Back Yard. All Additions Permitted.



**Addr:** 26309 Delos Torrance  
**Area:** Waleria  
**OP:** \$659,000  
**LP:** \$659,000  
**LD:** 05/06/2009  
**Beds:** 3  
**YBl:** 1955  
**Elem:** Waleria

**SP:** \$645,000  
**SD:** 07/13/2009  
**Bath To:** 2.00  
**Prking:** Garage Door Opener,  
**Mid:** Richardson

**MLS #:** S09053092  
**Apx SF:** 1,214  
**\$/SF:** \$531.30  
**LotSF:** 6,760  
**DOM:** 28  
**High:** South High School

**Property Description:** This Victoria Knolls Home Has New Paint Inside And Out. Recently Refinished Hardwood Floors. Large Heated Swimming Pool. Great Backyard For Entertaining. Automatic Sprinkler Systems In Front And Backyard. New Garage Door Opener.



**Addr:** 3036 Winlock Torrance  
**Area:** Waleria  
**OP:** \$665,000  
**LP:** \$665,000  
**LD:** 05/12/2009  
**Beds:** 3  
**YBl:** 1950  
**Elem:** Waleria

**SP:** \$660,500  
**SD:** 07/28/2009  
**Bath To:** 2.00  
**Prking:**  
**Mid:** Richardson

**MLS #:** V09052772  
**Apx SF:** 1,470  
**\$/SF:** \$449.32  
**LotSF:** 5,565  
**DOM:** 10  
**High:** South

**Property Description:** This Wonderfully Updated Waleria Home Has One Of The Best Backyards In The Area. The Property Features A Living Room With Crown Moldings, Laminated Wood Floors, A Large Window For Plenty Of Light And An Entry To The Spacious Backyard. The Remodeled Kitchen Has Recessed Lights, Breakfast Bar Area, Nice Cabinetry And Leads To The Family Room That Also Opens Up To The Backyard Area. All The Bedrooms And The Family Room Have New Carpeting And Most Windows Are Vinyl. The Backyard Is Great For Entertaining With A Spacious Patio And A Fenced Grassy Area. The Property Is Located Just A Half A Block From De Portola Park And Within Walking Distance To The Much Sought-After Waleria Elementary.

## Closed Sale Properties



**Addr:** 4134 Pacific Coast 130, Torrance  
**Area:** Waleria **MLS #:** S09069803  
**OP:** \$749,900  
**LP:** \$749,900 **SP:** \$740,000 **Apx SF:** 2,278  
**LD:** 06/26/2009 **SD:** 07/21/2009 **\$/SF:** \$324.85  
**Beds:** 4 **Bath To:** 4.00 **LotSF:** 54,871  
**YBl:** 2001 **Prking:** Direct Garage Acces **DOM:** 5  
**Elem:** **Mid:** Calle Mayor **High:** South

**Property Description:** Beautifully Upgraded Move-In Ready Home In The Very Desirable "Begonia Village" Development That Is Situated In The Wonderful Waleria Area. Interior Has Just Been Freshly Painted. Newly Refinished Maple Hardwood Flooring Throughout Lower Level Including The Gourmet Kitchen With Stainless Steel Appliances, Granite Counters And A Large Pantry. Bright Sunlit Living Area With Fireplace And Spacious Dining Area. 2Nd Floor Features The Wonderful Master Suite, A Junior Suite With Full Bath, Laundry Room, And A Large Loft Area That Makes The Perfect Den Or Home Office. Top Floor Features Another Two Bedrooms And Full Bath. Plush New Carpeting Has Been Installed And All Door Hardware And Light Fixtures Are New. Rear Patio Has Been Professionally Landscaped And Is Large Enough For Weekend Barbecues. This Is A Must See Property!



**Addr:** 24726 Madison Torrance  
**Area:** Waleria **MLS #:** V09046802  
**OP:** \$779,000  
**LP:** \$779,000 **SP:** \$770,000 **Apx SF:** 2,091  
**LD:** 04/23/2009 **SD:** 07/17/2009 **\$/SF:** \$368.24  
**Beds:** 4 **Bath To:** 3.00 **LotSF:** 6,100  
**YBl:** 1964 **Prking:** Direct Garage Acces **DOM:** 29  
**Elem:** Waleria **Mid:** **High:** South Torrance

**Property Description:** Absolutely Charming 4 Bedroom, 2 1/2 Bath 2100 Sq. Ft. Cape Cod Style Home In Prime South Torrance Location. Bright And Spacious, With Lovely Views Of The Landscaped Garden With Large Grassy Lawn And Mature Fruit Trees. On A Cul De Sac Street, Walking Distance To Award-Winning Schools, Park, Shops And Restaurants.



**Addr:** 5505 Greenmeadows Torrance  
**Area:** Hollywood Riviera **MLS #:** V09053673  
**OP:** \$635,000  
**LP:** \$635,000 **SP:** \$635,000 **Apx SF:** 1,181  
**LD:** 05/13/2009 **SD:** 07/21/2009 **\$/SF:** \$537.68  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 10,115  
**YBl:** 1954 **Prking:** Garage Door Opener, **DOM:** 16  
**Elem:** **Mid:** **High:** South High

**Property Description:** If You Have Been Waiting For An Entry-Level Fixer In The Hollywood Riviera, Then Your Wait Is Over! Located On A Secluded Cul-De-Sac, This Little "Charmer" Sits On A Street To Street 10,115 Square Foot Lot Which Backs To Pch, So There Are No Neighbors Behind You And An Opportunity To Have A Little City View From The Back Of The Property. With Its Covered Front Porch And Back Patio, This Home Is Ideal For Enjoying The Outdoor Areas, And A Large Fenced Yard Adds To The Useability Of The Property. Although The House Is Pretty Original, It Has A Light & Bright Aspect To It And A Floor Plan You Can Really Work With, Including An Entry Hall, Good-Sized Living/Dining Room With French Windows, Kitchen With A Small Nook, Laundry Room, And Ample-Sized Bedrooms. Refinish The Red Oak Floors And Replace A Few Windows And You Have The Start Of A Very Stylin' Home!

Date: 8/6/2009

# CMA Pro Report

## Closed Sale Properties



**Addr:** 4808 Pacific Coast Torrance  
**Area:** Hollywood Riviera **MLS #:** V09017941  
**OP:** \$738,000  
**LP:** \$738,000 **SP:** \$680,000 **Apx SF:** 1,629  
**LD:** 02/11/2009 **SD:** 07/06/2009 **\$/SF:** \$417.43  
**Beds:** 3 **Bath To:** 3.00 **LotSF:** 5,670  
**YBl:** 1953 **Prking:** Driveway **DOM:** 117  
**Elem:** Riviera **Mid:** Richardson **High:** South

**Property Description:** If You Are Looking For An Open Floor Plan, This Is The Home For You. Newly Renovated In 2008, It Offers Wooden Floors Throughout, A New Kitchen With Granite Counter Tops, Vaulted Ceilings, Dual Pane Windows And Copper Plumbing. This Home Is Ideal For People Who Like To Entertain, Or Families Who Have Children Who Play An Instrument. Great Neighbors On Either Side And Literally Walking Distance To The Middle And High School. The Sellers Are Motivated, So Should You Be Interested In The Property, Do Present An Offer. If You Have Not Seen This Property, You Have To See It In Person To Appreciate Its Features. Torrance School District. Permitted Office Space In The Back.



**Addr:** 23334 Shadycroft Torrance  
**Area:** Hollywood Riviera **MLS #:** S09055271  
**OP:** \$749,000  
**LP:** \$719,000 **SP:** \$710,000 **Apx SF:** 1,567  
**LD:** 05/18/2009 **SD:** 07/31/2009 **\$/SF:** \$453.10  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 6,200  
**YBl:** 1954 **Prking:** **DOM:** 63  
**Elem:** Riviera Elementary **Mid:** Richardson **High:** South High

**Property Description:** Reduced - 30K! Live In The Beautiful Hollywood Riviera, In A City View Home High On A Corner Lot! Hardwood Floors, Smooth Ceilings With Recessed Lighting Crown Molding And A Large Bonus Room That Can Be Used As A Family Room, Office Or Perhaps As It Is Used Now As A Master Bedroom. Out Back You Will Find A Relaxing Patio That Overlooks The City Lights. Don'T Forget To Check Out The Nicely Finished 2 Car Garage. All This Charm Is Surrounded By A White Picket Fence And White Roses... Don'T Miss This One! Bonus Room And Enlarged Livingroom Permits Available, Buyer To Verify.



**Addr:** 5307 Calle De Arboles Torrance  
**Area:** Hollywood Riviera **MLS #:** S09055099  
**OP:** \$765,000  
**LP:** \$765,000 **SP:** \$765,000 **Apx SF:** 1,408  
**LD:** 05/18/2009 **SD:** 07/02/2009 **\$/SF:** \$543.32  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 6,405  
**YBl:** 1955 **Prking:** Direct Garage Acces **DOM:** 9  
**Elem:** **Mid:** **High:** South High

**Property Description:** Great Starter Home In Riviera. Lots Of Potential. Move In Ready Or Great For Renovation/Rebuild. This Well Maintained Home Has Lots Of Original Appointments. Sellers Would Like To Sell "As Is" At This Price So You Can Improve To Your Own Taste. Hurry And Take A Look It Won'T Last!

## Closed Sale Properties



**Addr:** 115 Via Los Altos Redondo Beach  
**Area:** Hollywood Riviera **MLS #:** V09023154  
**OP:** \$859,000  
**LP:** \$829,000 **SP:** \$810,000 **Apx SF:** 1,292  
**LD:** 02/25/2009 **SD:** 07/15/2009 **\$/SF:** \$626.93  
**Beds:** 3 **Bath To:** 1.00 **LotSF:** 7,841  
**YBl:** 1953 **Prking:** Direct Garage Acces **DOM:** 147  
**Elem:** Riviera **Mid:** Richardson **High:** South

**Property Description:** Reduced \$30,000. This Is A Golden Opportunity To Own A Special View Property In The Hollywood Riviera On A Large Level Lot!

This Well Cared For One Level 3 Bedroom Home Is Located On A Quiet, Lightly Traveled Street & Situated On A Flat 7,841 Sq. Ft. Lot With A 180 Degree City Lights/Mountain View From All Main Rooms As Well As The Wide, Flat, Rear Yard. Copper Plumbing, New Double Pane Vinyl Windows In The Kitchen Bedrooms & Bathroom, A New Electrical Panel, An Upgraded Drainage System, The Water Heater, Front & Rear Sprinkler System & A New Roof, Stamped Concrete Driveway, Garage Door With Opener Were All Installed In 2001. More Recently The Main Sewer Line To The Street Was Replaced. There Are Hardwood Floors Throughout & A Cozy Wood Burning Fireplace With Gas Starter In The Spacious View Living Room. The Home Is About 1 Mile From The Beach & Walking Distance To The Riviera Village, Shopping, Restaurants & Schools. A Lovely Bright & Airy Home In A Spectacular Neighborhood.



**Addr:** 5403 Calle Mayor Torrance  
**Area:** Hollywood Riviera **MLS #:** V09038028  
**OP:** \$929,000  
**LP:** \$849,000 **SP:** \$856,594 **Apx SF:** 1,602  
**LD:** 03/30/2009 **SD:** 07/20/2009 **\$/SF:** \$534.70  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 9,278  
**YBl:** 1954 **Prking:** Carport Attached, Dir **DOM:** 80  
**Elem:** **Mid:** **High:**

**Property Description:** Honey, I'M Home! You Cannot Enter This Property Without Feeling Like You've Finally Found The Comfort, Beauty And Location Of Your Dreams! Just Blocks From The Beach, This Home Is Lovingly Cared For...Just Oozing With Charm! 3 Bdrms, 2 Baths, Spacious And Open Main Floorplan With Vaulted Ceilings In The Family Room, Hardwood Floors Throughout. Centrally Located Fireplace Features A Hand-Made Wrought Iron Mantel. Converted Garage Is Now A Separate Studio (Could Be Converted Back), Perfect For The Artist, Kid'S Playroom, Or ? Enjoy Outdoor Living Via French Doors To The Patio, Surrounded By The Beauty And Comfort Of Plenty Of Fruit Trees--Lime, Lemon, Apricot- And Lush Landscaping (Including Boysenberries, Blueberries, Strawberries) , Big Enough To Play Croquet Or Just Sit In The Treeswing And Daydream! With A Charming Chicken Coop, Gardening Shed, And Storage Shed All Included (Doll/Play House Goes With Sellers). Room To Park Your Rv !! Walking Distance To Shopping Or The Beach

## Closed Sale Properties



**Addr:** 5413 Calle De Ricardo Torrance  
**Area:** Hollywood Riviera **MLS #:** V09023135  
**OP:** \$1,179,000  
**LP:** \$999,000 **SP:** \$875,000 **Apx SF:** 1,468  
**LD:** 02/25/2009 **SD:** 07/29/2009 **\$/SF:** \$596.05  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 8,947  
**YBl:** 1956 **Prking:** **DOM:** 101  
**Elem:** Riviera **Mid:** Richardson **High:** South

**Property Description:** Enjoy The Magnificent Queen'S Necklace View From Your Living Room, Dining Area And Backyard. The Property Is Located In Desirable Mid-Block Portion Of The Street And Features Sweeping Views Of The Ocean, City And Rocketship Park. The Living Room Features Cathedral Ceilings That Further Enhance The Feel Of The Property. Property Interior Was Recently Painted. House Has A Newer Garage Door, But The Rest Of It Is Mostly Original And Needs An Update. Tremendous Opportunity To Make It Your Dream View Home. Short Walking Distance To Rocketship Park, Riviera Elementary And Palos Verdes Bridle Trail.



**Addr:** 5014 Paseo De Las Tortugas Torrance  
**Area:** Hollywood Riviera **MLS #:** V08159091  
**OP:** \$969,000  
**LP:** \$919,000 **SP:** \$898,000 **Apx SF:** 1,612  
**LD:** 11/08/2008 **SD:** 07/28/2009 **\$/SF:** \$557.07  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 6,426  
**YBl:** 1956 **Prking:** Direct Garage Acces **DOM:** 201  
**Elem:** Riviera **Mid:** Richardson **High:** South

**Property Description:** Prepare To Be Impressed! This Sharp Home Has Been Beautifully Remodeled And Has A Wonderful Feel And Flow. The Kitchen Has Been Completely Remodeled With Gris Caramel Granite Countertops, New Appliances, Custom Wood Cabinets, Imported Italian Tile Back Splash And Gorgeous Travertine Marble Floors. Remodeled Master Bath Has Marble Floors And Countertops With Custom Wood Cabinets And Fixtures. The House Was Originally A 4 Bedroom House, But During The Remodel Was Changed To A Spacious 3 Bedroom. Other Features Include Plantation Shutters Throughout The House, White Oak Hardwood Floors, California Closet Built-Ins In The Master Suite, Copper Plumbing And Crown Moldings As Well As Recessed Lights. The House Has Direct Access To The Garage From The Kitchen And Opens To A Grassy Backyard From Both The Dining Room And The Living Room. Property Is In Great Location Within Short Walking Distance To Rocketship Park And Much Sought After Riviera Elementary School. Don'T Miss This Gem.



**Addr:** 187 Via Los Miradores Redondo Beach  
**Area:** Hollywood Riviera **MLS #:** V09014960  
**OP:** \$1,289,000  
**LP:** \$1,125,000 **SP:** \$1,100,000 **Apx SF:** 2,128  
**LD:** 02/04/2009 **SD:** 07/29/2009 **\$/SF:** \$516.92  
**Beds:** 3 **Bath To:** 3.00 **LotSF:** 8,470  
**YBl:** 1949 **Prking:** Garage Door Opener **DOM:** 136  
**Elem:** Riviera **Mid:** Richardson Middle **High:** South Torrance Hig

**Property Description:** This Wonderful Home Is Situated On A Large 8470 Square Foot Corner Lot In The Hollywood Riviera With A Fantastic Ocean View From Santa Monica To Malibu. The Gourmet Kitchen With Stainless Steel Appliances And Custom Details Will Make You Want To Cook And Wash Dishes While Looking At The Ocean View. It Has A Master Bedroom With A Designer Bathroom. There Are Two Additional Bedrooms And Over Sized Garage. Details On This Custom Home Are Stained Glass, French Doors, Hardwood Floors And Wood Work Details. The Wonderful Living Room And Dining Room With Ocean Views Open To Another Patio Making This Home Flow From Inside To Outdoors. There Is Also A Separate Family Room And Bar That Open To A Patio For Dining Alfresco. The Yard Has Six Rooms That Include A Rose Garden, A Tropical Side Yard, A Gazebo Area And A Large Flat Grassy Area, A Grand Ocean View Front Entrance And Sun Deck. Walking Distance To The Park, Schools, Beach And Riviera Village Make This Home A Unique Retreat.

## Closed Sale Properties



**Addr:** 120 Via Monte D Oro Redondo Beach  
**Area:** Hollywood Riviera **MLS #:** V08151546  
**OP:** \$1,399,000  
**LP:** \$1,190,000 **SP:** \$1,190,000 **Apx SF:** 2,066  
**LD:** 10/22/2008 **SD:** 07/20/2009 **\$/SF:** \$575.99  
**Beds:** 3 **Bath To:** 3.00 **LotSF:** 7,880  
**YBl:** 1954 **Prking:** Garage Door Opener **DOM:** 241  
**Elem:** Riviera Elementary **Mid:** Richardson Middle **High:** South Torrance Hig

**Property Description:** Hollywood Riviera Life Style At It'S Best For The Person Who Wants To Park Their And Walk Everywhere. Walk To The Best Beaches And The Riviera Village From This Charming Beach Home. This Is A Quality Home With Views Of The Ocean From A Lushly Landscaped Front Yard And Living Room. The Warm, Sunny, Flat Back Yard Has Mountain Views And Plenty Of Space To Entertain And Play. The Kitchen Has Been Remodel With Viking Appliances, Travertine Counters And Four Ovens For Your Cooking Pleasure. The Hardwood Floors, French Doors, And Three New Bathrooms Leave You Nothing To Do But Fill The Large Rooms With Furniture And Enjoy Your Free Time.

This Complete Remodeled Home Had 2 Bedrooms With A Large Den That Was Converted Into A Bedroom. Now It Has Two Master Bedrooms With Bathrooms And A Third Bedroom. This Home Has It All For The Buyer That Is Looking For The Ultimate Hollywood Riviera Lifestyle In A Award Winning School District.



**Addr:** 4910 Calle De Arboles Torrance  
**Area:** Hollywood Riviera **MLS #:** V09021867  
**OP:** \$1,549,000  
**LP:** \$1,495,000 **SP:** \$1,460,000 **Apx SF:** 3,400  
**LD:** 02/21/2009 **SD:** 07/02/2009 **\$/SF:** \$429.41  
**Beds:** 4 **Bath To:** 5.00 **LotSF:** 7,300  
**YBl:** 2007 **Prking:** Direct Garage Acces **DOM:** 107  
**Elem:** **Mid:** **High:**

**Property Description:** Extraordinary Tuscan Masterpiece Completed In August Of 2007! No Expense Spared. \$30,000 "Crestron" Home Technology System That Controls The Lighting, Music, Thermostats And More... Magnificent Hand Distressed Walnut Floors & Furniture Quality Cabinetry Throughout. Very Open Floorplan Designed For Entertaining, With Incredible "Great Room" & Formal Dining Area Which Open To The Spectacular Kitchen With Granite Counters & Center Island. French Doors Open To A Large Courtyard Patio In The Front & A Cozy Backyard With Outdoor Fireplace. Each Bedroom Has Its Own Bathroom With Walker-Zanger Tiles. The Incredible Master-Suite Has A Fireplace, A Gorgeous Master Bath & Walk-In Closet. Besides The Four Bedrooms, There'S Also A Great Office With Built-In Desks. Last, But Certainly Not Least, There'S A Wonderful City-Lights View. Other Upgrades Include Copper Rain Gutters, Tankless Water-Heater With Recirculating Pump, Verizon "Fios" Wi-Fi, Ceiling Fans, & More! You Can'T Replace It At This Price!

## Closed Sale Properties



**Addr:** 635 Calle De Arboles Redondo Beach  
**Area:** Hollywood Riviera **MLS #:** V09021512  
**OP:** \$1,545,000  
**LP:** \$1,545,000 **SP:** \$1,500,000 **Apx SF:** 3,116  
**LD:** 02/20/2009 **SD:** 07/28/2009 **\$/SF:** \$481.39  
**Beds:** 5 **Bath To:** 5.00 **LotSF:** 5,750  
**YBl:** 2006 **Prking:** Direct Garage Acces **DOM:** 98  
**Elem:** Riviera **Mid:** Richardson **High:** South

**Property Description:** Welcome To This "Better Than New" 5-Bedroom Cape Cod Masterpiece Built In 2006. Soaring Ceilings Welcome You To The Formal Living Room With Warm And Inviting Fireplace. Formal Dining Room Offers Classic Cove Ceiling. The Heart Of The Home However Is The Expansive Eat-In Kitchen And Family Room Which Offer Gorgeous 9' Tongue & Groove Ceilings, A Large Center Island, Breakfast Nook, 48" 6-Burner, Dual Oven Viking Range, Sub Zero Refrigerator & Walk-In Pantry. All This Has A Gorgeous View Of The Delightful Backyard And Patio! The Family Room Is Adjacent And Features A Fabulous Stone Fireplace And Gleaming Solid Hardwood Floors. The Fifth Bedroom Is Conveniently Located On The First Floor W/ Its Own En-Suite Bath. Upstairs There Is A Sun-Filled Landing And 4 Bedrooms + A Laundry Room W/ Utility Sink And Pull Down To The Attic Storage Area. Master Suite W/ Fireplace, Window Seat And Amazing Spa-Like Bathroom! Save Yourself The Time And Expense Of Re-Building.



**Addr:** 23930 Los Codona 216, Torrance **MLS #:** V09045428  
**Area:** South Torrance  
**OP:** \$349,900  
**LP:** \$349,900 **SP:** \$335,000 **Apx SF:** 990  
**LD:** 04/22/2009 **SD:** 07/22/2009 **\$/SF:** \$338.38  
**Beds:** 2 **Bath To:** 2.00 **LotSF:**  
**YBl:** 1970 **Prking:** Gated **DOM:** 84  
**Elem:** **Mid:** **High:**

**Property Description:** Great Location! This Top Unit With A Balcony Is A Great Starter. This Unit Is In Very Good Condition. Newly Painted, The Kitchen And Living Area Have A Wonderful Open Floor Plan. Newer Laminated Flooring In Kitchen And Living Room. Newly Installed Carpet In Both Bedrooms. The Master Bedroom Is Spacious With A Large Closet. The Front Bedroom Has A Nice Walk In Closet. The Complex Has A Beautiful Pool And Spa. Close To Parks, & Shopping.



**Addr:** 3630 Newton Torrance **MLS #:** 09373061  
**Area:** South Torrance  
**OP:** \$367,000  
**LP:** \$367,000 **SP:** \$390,000 **Apx SF:** 1,413  
**LD:** 05/28/2009 **SD:** 07/17/2009 **\$/SF:** \$276.01  
**Beds:** 3 **Bath To:** 3.00 **LotSF:** 0  
**YBl:** 1974 **Prking:** Tandem **DOM:** 11  
**Elem:** check **Mid:** with **High:** city

**Property Description:** Please Read ....Property Has New Paint & Carpets. \*\*\* As-Is Condition With No Warranties Neither Impelled Nor Expressed By Seller And Or Their Agent All Offers Must Include Copy Of Earnest Money Deposit Payable To \_\_\_\_\_ Escrow Company , Proof Of Funds , Fico'S And Pre-Qual Letter From Any Wells Fargo Bank/Rep Or Any Direct Lender. . Seller Selects All Services . Please Do Not Fax Unless You Have All The Above. Call Listings Office For L/Box Combo ....See Private Remarks

## Closed Sale Properties



**Addr:** 22917 Kathryn Torrance  
**Area:** South Torrance **MLS #:** S09057122  
**OP:** \$639,000  
**LP:** \$639,000 **SP:** \$615,000 **Apx SF:** 1,118  
**LD:** 05/23/2009 **SD:** 07/29/2009 **\$/SF:** \$550.09  
**Beds:** 3 **Bath To:** 1.00 **LotSF:** 6,201  
**YBl:** 1954 **Prking:** Garage Door Opener **DOM:** 14  
**Elem:** Seaside **Mid:** Calle Mayor **High:** South High

**Property Description:** This Home Features 3 Nice Size Bedrooms And Remodeled Bathroom. Nice Open Kitchen With Garden Window And Tile Floors. Living Room With Fireplace And Separate Dining Room. Gorgeous Dark Refinished Hardwood Floors Through-Out. Brand New Forced Air Heater, Full Copper Plumbing, Upgraded Electrical, Fresh Paint, Brand New Water Heater, Brand New Vinyl Windows And A 2 Car Garage With Brand New Sectional Door.



**Addr:** 4522 West 231St Torrance  
**Area:** South Torrance **MLS #:** S09048189  
**OP:** \$599,000  
**LP:** \$599,000 **SP:** \$621,000 **Apx SF:** 1,111  
**LD:** 04/29/2009 **SD:** 06/30/2009 **\$/SF:** \$558.96  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 5,490  
**YBl:** 1954 **Prking:** **DOM:** 5  
**Elem:** **Mid:** **High:**

**Property Description:** Don'T Miss This Immaculate 3 Bedroom, 2 Bath South Torrance Home. Step Right Up To The Brick Front Porch And You'LI Feel Right At Home. Gleaming Hardwood Floors And A Real Fireplace Greet You At The Front Door, And A Spacious Dining Area Opens To The Remodeled Kitchen. A Cook'S Delight, This Kitchen Features Stainles Steel Appliances, Custom Cabinets And Recessed Lighting. Three Sunny Bedrooms And 2 Updated Bathrooms, Plantation Shutters, Newer Windows, Roll Up Garage Door And Forced Air Heating Are Added Amenities. In The South Facing Yard A Spacious Patio And Lawn Provide Plenty Of Outdoor Space For Fun And Entertainment. This One Won'T Last.



**Addr:** 4609 Mindora Torrance  
**Area:** South Torrance **MLS #:** S09064414  
**OP:** \$745,000  
**LP:** \$745,000 **SP:** \$735,000 **Apx SF:** 1,449  
**LD:** 06/12/2009 **SD:** 07/22/2009 **\$/SF:** \$507.25  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 7,426  
**YBl:** **Prking:** Driveway **DOM:** 27  
**Elem:** **Mid:** **High:**

**Property Description:** Located In One Of South Torrance'S Most Desirable Neighborhoods On An Idyllic Corner Lot Sits This 3 Bedroom 2 Bath Family Home Charmer. The Kitchen Opens Up To The Side Yard Where Once Through The Doors You Will Find Yourself Under A Pergola Blanketed With Wisteria Perfect For Dining Alfresco Or A Weekend Of Bbq'S . A Wall Of Windows In The Family Room Overlooks The Back Yard, Bringing The Outdoors In Keeping The Interior Light And Bright. The Master Bedroom Also Opening To The Backyard Invites Yet Another Outdoor Private Retreat Opportunity. Being Lovingly Lived In For 13 Years By A Very Busy, Active Family ... Some Cosmetic Touches Would Create A Fresh New Kid Friendly Environment. With This Great Neighborhood, The Large Picturesque Lot And The Home'S Easy Flowing Floor Plan ... A Full " Make- Over " Could Turn This Home Into A Magazine Ready Dream Home.

## Closed Sale Properties



**Addr:** 22432 Redbeam Ave Torrance  
**Area:** South Torrance **MLS #:** S09047090  
**OP:** \$764,900  
**LP:** \$764,900 **SP:** \$745,000 **Apx SF:** 1,303  
**LD:** 04/27/2009 **SD:** 07/29/2009 **\$/SF:** \$571.76  
**Beds:** 4 **Bath To:** 1.00 **LotSF:** 7,785  
**YBlt:** 1956 **Prking:** Direct Garage Acces **DOM:** 94  
**Elem:** **Mid:** **High:**

**Property Description:** This Charming Home Has It All, Large Lot, Great Unobstructed Views, Super Location And Tons Of Possibilities. Enjoy The Wonderful City And Pv Hills Views From The Front And The Back Of The Home, See Disneyland Fireworks From The Family Room. Short Distance To The Beach,. Updated Kitchen And Bathroom, Gleaming Wood Floors. Large Family Room Opens To Nice Wood Deck. Huge Grassy Yard Plus A Fantastic Guest Home With Full Kitchenette, Bath, Wood Beams And Soaring Ceilings (Not Included In The Square Footage). Perfect For Studio, Guests, Home Office Or ?? Many Newly Built Large Homes On This View Side Of The Street. Live In Now And Build Later? Direct Access To The Garage. Copper Plumbing. Room For Rv Parking. Tremendous Opportunity To Make This Your Dream View Home.



**Addr:** 4607 Bindewald Torrance  
**Area:** South Torrance **MLS #:** C09053214  
**OP:** \$810,000  
**LP:** \$810,000 **SP:** \$745,000 **Apx SF:** 1,552  
**LD:** 05/12/2009 **SD:** 07/21/2009 **\$/SF:** \$480.03  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 5,740  
**YBlt:** 1956 **Prking:** Direct Garage Acces **DOM:** 60  
**Elem:** **Mid:** **High:**

**Property Description:** The Small Details That Give This Home Character Could Only Come From Owners Who Have Lovingly And Meticulously Cared For Their Property. The Inviting Arched Entrance And The Picket Fence That Create Exceptional Curb Appeal Provides Just A Peek. Upgrades Galore Welcome The Discriminating Buyer - From The Gorgeous Wood Flooring, Recessed Lighting, Granite Countertops, Stainless Steel Refrigerator, Travertine On Bathrooms, Surround Sound System. Open Floor Plan Allows Great Flow And A Bright And Cheery Atmosphere. Imagine Open Air Breakfasts In A Lovely Backyard Accentuated By Greens And A Saltwater Pool Just Added In 2008. Whether You Want To Entertain Or Enjoy A Quiet Day, This Home Is Just Perfect. Quiet Yet Conveniently Located. Steps Away From Award Winning Schools And The Famous Christmas Tree Lane.



**Addr:** 23507 Leyte Torrance  
**Area:** South Torrance **MLS #:** S09060461  
**OP:** \$769,000  
**LP:** \$769,000 **SP:** \$770,000 **Apx SF:** 2,305  
**LD:** 06/02/2009 **SD:** 07/16/2009 **\$/SF:** \$334.06  
**Beds:** 5 **Bath To:** 3.00 **LotSF:** 6,240  
**YBlt:** 1962 **Prking:** Garage Door Opener, **DOM:** 37  
**Elem:** Seaside **Mid:** Calle Mayor **High:** South High

**Property Description:** This Is An Excellent Home For You And Your Family! Large 2300 Sq. Ft. Home With 5 Bedrooms 3 Bathrooms And A 6240 Sq. Ft. Lot On A Nice Quiet Street In A Very Friendly Neighborhood. The Kitchen Cabinets Have Been Refinished And Additional Upgrades Have Been Made To The Home. There Is A Large Living Room, Family Room, A Master Suite, And Laundry Inside The Home. Just A Block From The Entrance To South High And Calle Mayor Schools And About 3 Blocks From Remodeled Lago Seco Park. Located In The Soil Section And Appears To Be In Great Condition...Buyer To Verify.

## Closed Sale Properties



**Addr:** 23019 Kathryn Torrance  
**Area:** South Torrance **MLS #:** S09062048  
**OP:** \$799,000  
**LP:** \$799,000 **SP:** \$795,000 **Apx SF:** 2,650  
**LD:** 06/04/2009 **SD:** 07/24/2009 **\$/SF:** \$300.00  
**Beds:** 5 **Bath To:** 3.00 **LotSF:** 6,659  
**YBl:** 1954 **Prking:** Garage Door Opener, **DOM:** 8  
**Elem:** Seaside **Mid:** Calle Mayor **High:** South

**Property Description:** Absolutely Stunning Home Bursting With Light! This Great Extra Large 2 Story Home In A Beautiful Neighborhood Includes 5 Bedrooms- 3 Located Upstairs And 2 On The Ground Level With 3 Full Baths. A Large And Sunny Living Room With A Marble Faced Fireplace Looks Out Into The Front Yard And Attached Is The Formal Dining Room With A Great Bay Window. The Bright And Spacious Kitchen Features Tiled Counters, Oak Cabinetry, Greenhouse Windows And A Breakfast Bar. An Absolutely Fantastic Family/Entertainment Room That Opens To Outside Patio/Hot Tub! Large Master Suite W/ Vaulted Ceilings, Walk-In Closet And A Large Master Bath. The House Backs Up To A Large Terraced Hill With Huge Potential For An Awesome Garden, Grape Vines, Fruit Trees And Overflowing Ground Cover! The Private Hot Tub And Lanai Is Perfect For Bbq'S And Entertaining. Workshop And A 3 Car Garage Or Two+ Mans Cave/Den/Office/Teenager Room Or??? Close To Malls, Restaurants, Award Winning Schools & A Short Drive To The Beach.



**Addr:** 22305 Warmside Torrance  
**Area:** South Torrance **MLS #:** S09060618  
**OP:** \$774,900  
**LP:** \$774,900 **SP:** \$800,000 **Apx SF:** 1,344  
**LD:** 06/02/2009 **SD:** 07/17/2009 **\$/SF:** \$595.24  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 5,400  
**YBl:** 1952 **Prking:** Direct Garage Acces **DOM:** 9  
**Elem:** Seaside **Mid:** Calle Mayor **High:** South High

**Property Description:** This Is A Spectacular House - The Owners Paid Great Attention To Quality And Detail. The Breathtaking Panoramic Views From Pv To Malibu Would Inspire Anyone. The House Was Completely Remodeled In 2003: Hardwood Floors Throughout House; Kitchen Cabinets By Premiere, Maytag Fridge Cabinet Front, Under-Cabinet Lighting, Granite Counter Tops, Granite Topped Island With Wine Rack, Stainless Steel Sinks. Vaulted Roof Bedroom With Flush Lighting, Walk In Closet, Bath Has Custom Shower, Spa Jetless Tub, Granite Tub Surround & Counter Top, Grohe Faucets With Constant Tub & Shower Temperature Control, Toto Toilets, Floor To Ceiling Mirror On One Wall. 52" Panasonic Plasma Plus 6 Living Room Speakers (5.1 System) With Denon Receiver. Fios Internet & Tv Service, Wired For Internet Phone System. 2 Of The Bedrooms Merged Into One Huge Office (Can Be Converted Back) W/Ocean View! Terraced Back Yard And Deck By Peninsula Landscaping, Custom Stonework By Aleks Blake, Fire Pit & Barbecue Area.



**Addr:** 4710 Avenue B Torrance  
**Area:** South Torrance **MLS #:** S09011691  
**OP:** \$899,000  
**LP:** \$799,000 **SP:** \$802,300 **Apx SF:** 2,513  
**LD:** 01/28/2009 **SD:** 07/29/2009 **\$/SF:** \$319.26  
**Beds:** 4 **Bath To:** 4.00 **LotSF:** 6,358  
**YBl:** 1990 **Prking:** Direct Garage Acces **DOM:** 159  
**Elem:** Seaside **Mid:** Calle Mayor **High:** South High

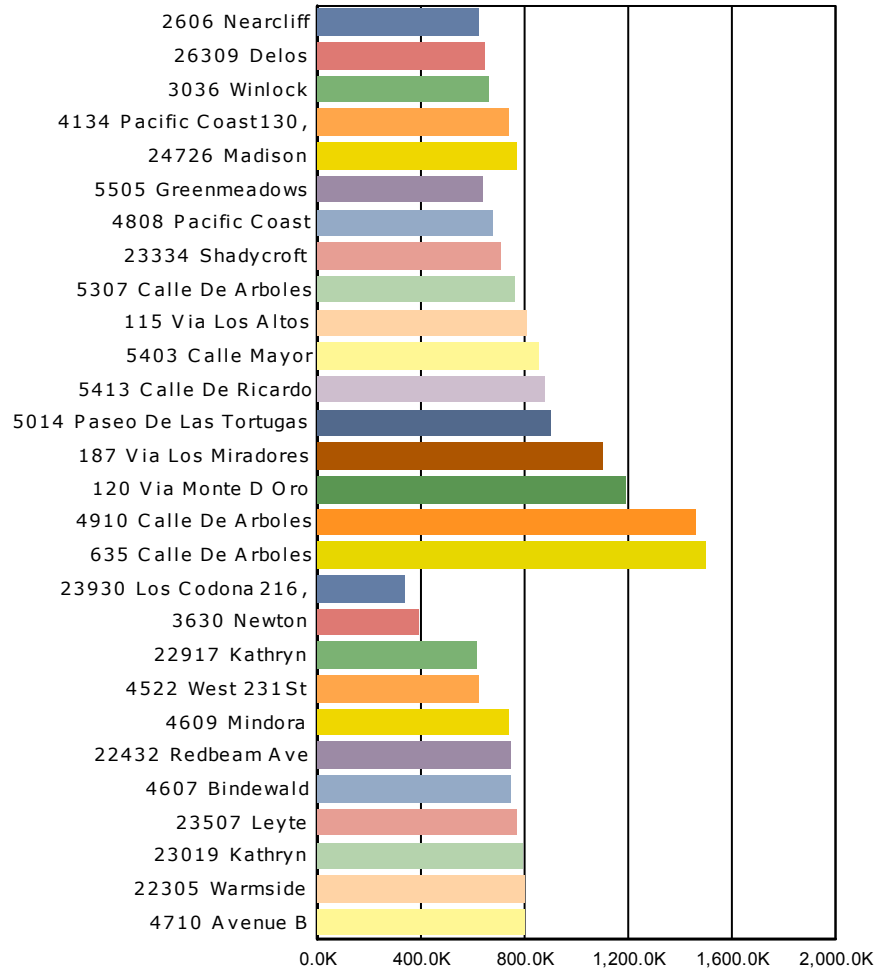
**Property Description:** This Is Now A Short Sale. What An Incredible Floorplan -Great For Entertaining. Formal Living Room With Lots Of Built-In Cabinetry. Family Room With Fireplace - French Doors Open To A Private Back Yard With Built-In Bbq And Cooktop. Kitchen With Granite Counter Tops, And Breakfast Nook. Hardwood Floors Through-Out. There Are 2 Good Sized Bedrooms On The First Level. Grand Master Suite Upstairs With Fireplace- Separate Loft Office Area And Another Bedroom Which Has A Balcony Opening Up To The Backyard. Air-Conditioning. 2 Car Attached Garage. This Is A Must See!

Date: 8/6/2009

# CMA Pro Report

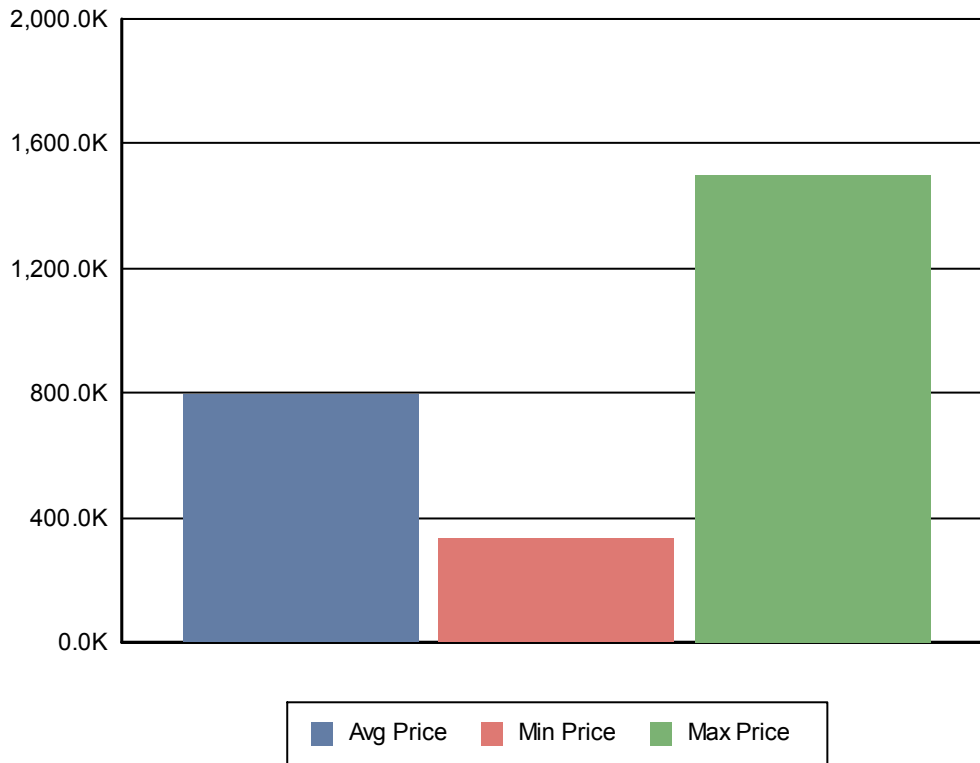
## Closed Sale Properties

Total # of Listings	<b>28</b>
Lowest Price	<b>\$335,000</b>
Highest Price	<b>\$1,500,000</b>
Average Price	<b>\$795,300</b>
Avg. Price/SqFt	<b>\$470.18</b>
Avg DOM	<b>68</b>



# CMA Pro Report

## Summary Graph/Analysis



### Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Closed Sale	\$335,000	\$1,500,000	\$795,300	\$470.18
<b>Totals / Averages</b>	<b>\$335,000</b>	<b>\$1,500,000</b>	<b>\$795,300</b>	<b>\$470.18</b>

### Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
2606 Nearcliff Torrance	\$620,000	\$620,000	5	%0.00	\$390.18
26309 Delos Torrance	\$659,000	\$645,000	28	-%2.12	\$531.30
3036 Winlock Torrance	\$665,000	\$660,500	10	-%0.68	\$449.32
4134 Pacific Coast 130, Torrance	\$749,900	\$740,000	5	-%1.32	\$324.85
24726 Madison Torrance	\$779,000	\$770,000	29	-%1.16	\$368.24
5505 Greenmeadows Torrance	\$635,000	\$635,000	16	%0.00	\$537.68
4808 Pacific Coast Torrance	\$738,000	\$680,000	117	-%7.86	\$417.43
23334 Shadycroft Torrance	\$719,000	\$710,000	63	-%1.25	\$453.10
5307 Calle De Arboles Torrance	\$765,000	\$765,000	9	%0.00	\$543.32
115 Via Los Altos Redondo Beach	\$829,000	\$810,000	147	-%2.29	\$626.93
5403 Calle Mayor Torrance	\$849,000	\$856,594	80	%0.89	\$534.70
5413 Calle De Ricardo Torrance	\$999,000	\$875,000	101	-%12.41	\$596.05
5014 Paseo De Las Tortugas Torrance	\$919,000	\$898,000	201	-%2.29	\$557.07
187 Via Los Miradores Redondo Beach	\$1,125,000	\$1,100,000	136	-%2.22	\$516.92
120 Via Monte D Oro Redondo Beach	\$1,190,000	\$1,190,000	241	%0.00	\$575.99
4910 Calle De Arboles Torrance	\$1,495,000	\$1,460,000	107	-%2.34	\$429.41
635 Calle De Arboles Redondo Beach	\$1,545,000	\$1,500,000	98	-%2.91	\$481.39
23930 Los Codona 216, Torrance	\$349,900	\$335,000	84	-%4.26	\$338.38
3630 Newton Torrance	\$367,000	\$390,000	11	%6.27	\$276.01

Date: 8/6/2009

## CMA Pro Report

22917 Kathryn Torrance	\$639,000	\$615,000	14	-%3.76	\$550.09
4522 West 231St Torrance	\$599,000	\$621,000	5	%3.67	\$558.96
4609 Mindora Torrance	\$745,000	\$735,000	27	-%1.34	\$507.25
22432 Redbeam Ave Torrance	\$764,900	\$745,000	94	-%2.60	\$571.76
4607 Bindewald Torrance	\$810,000	\$745,000	60	-%8.02	\$480.03
23507 Leyte Torrance	\$769,000	\$770,000	37	%0.13	\$334.06
23019 Kathryn Torrance	\$799,000	\$795,000	8	-%0.50	\$300.00
22305 Warmside Torrance	\$774,900	\$800,000	9	%3.24	\$595.24
4710 Avenue B Torrance	\$799,000	\$802,300	159	%0.41	\$319.26
<b>Total Averages</b>	<b>\$810,629</b>	<b>\$795,300</b>	<b>68</b>	<b>%-1.60</b>	<b>\$470.18</b>

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	2606 Nearcliff	3	2.00	1,589	1954	\$620,000	\$620,000	07/20/2009	5
S	26309 Delos	3	2.00	1,214	1955	\$659,000	\$645,000	07/13/2009	28
S	3036 Winlock	3	2.00	1,470	1950	\$665,000	\$660,500	07/28/2009	10
S	4134 Pacific Coast 130	4	4.00	2,278	2001	\$749,900	\$740,000	07/21/2009	5
S	24726 Madison	4	3.00	2,091	1964	\$779,000	\$770,000	07/17/2009	29
S	5505 Greenmeadows	3	2.00	1,181	1954	\$635,000	\$635,000	07/21/2009	16
S	4808 Pacific Coast	3	3.00	1,629	1953	\$738,000	\$680,000	07/06/2009	117
S	23334 Shadycroft	3	2.00	1,567	1954	\$719,000	\$710,000	07/31/2009	63
S	5307 Calle De Arboles	3	2.00	1,408	1955	\$765,000	\$765,000	07/02/2009	9
S	115 Via Los Altos	3	1.00	1,292	1953	\$829,000	\$810,000	07/15/2009	147
S	5403 Calle Mayor	3	2.00	1,602	1954	\$849,000	\$856,594	07/20/2009	80
S	5413 Calle De Ricardo	3	2.00	1,468	1956	\$999,000	\$875,000	07/29/2009	101
S	5014 Paseo De Las Tortugas	3	2.00	1,612	1956	\$919,000	\$898,000	07/28/2009	201
S	187 Via Los Miradores	3	3.00	2,128	1949	\$1,125,000	\$1,100,000	07/29/2009	136
S	120 Via Monte D Oro	3	3.00	2,066	1954	\$1,190,000	\$1,190,000	07/20/2009	241
S	4910 Calle De Arboles	4	5.00	3,400	2007	\$1,495,000	\$1,460,000	07/02/2009	107
S	635 Calle De Arboles	5	5.00	3,116	2006	\$1,545,000	\$1,500,000	07/28/2009	98
S	23930 Los Codona 216	2	2.00	990	1970	\$349,900	\$335,000	07/22/2009	84
S	3630 Newton	3	3.00	1,413	1974	\$367,000	\$390,000	07/17/2009	11
S	22917 Kathryn	3	1.00	1,118	1954	\$639,000	\$615,000	07/29/2009	14
S	4522 West 231St	3	2.00	1,111	1954	\$599,000	\$621,000	06/30/2009	5
S	4609 Mindora	3	2.00	1,449		\$745,000	\$735,000	07/22/2009	27
S	22432 Redbeam Ave	4	1.00	1,303	1956	\$764,900	\$745,000	07/29/2009	94
S	4607 Bindewald	3	2.00	1,552	1956	\$810,000	\$745,000	07/21/2009	60
S	23507 Leyte	5	3.00	2,305	1962	\$769,000	\$770,000	07/16/2009	37
S	23019 Kathryn	5	3.00	2,650	1954	\$799,000	\$795,000	07/24/2009	8
S	22305 Warmside	3	2.00	1,344	1952	\$774,900	\$800,000	07/17/2009	9
S	4710 Avenue B	4	4.00	2,513	1990	\$799,000	\$802,300	07/29/2009	159