

Closed Sale Properties



Addr: 5217 West Carson Torrance
Area: Southwood **MLS #:** S09057157
OP: \$549,000
LP: \$549,000 **SP:** \$550,000 **Apx SF:** 1,499
LD: 05/23/2009 **SD:** 07/02/2009 **\$/SF:** \$366.91
Beds: 3 **Bath To:** 2.00 **LotSF:** 7,367
YBl: 1955 **Prking:** Street **DOM:** 5
Elem: **Mid:** **High:** West High School

Property Description: The Roof And Windows Are About 5 Years Old. The Back Yard Is Fenced In And Has Plenty Of Room For A Large Family. This Is An Estate Sale, Does Not Require Court Approval. This Home Is Priced Very Well For The Area, Location, Location, Location.....



Addr: 5021 Scott Torrance **MLS #:** S09066134
Area: Southwood
OP: \$699,000
LP: \$699,000 **SP:** \$705,000 **Apx SF:** 1,792
LD: 06/16/2009 **SD:** 07/29/2009 **\$/SF:** \$393.42
Beds: 3 **Bath To:** 2.00 **LotSF:** 6,360
YBl: 1955 **Prking:** Garage Door Open **DOM:** 9
Elem: Anza **Mid:** Jefferson **High:** West

Property Description: Located On One Of West Torrances' Most Sought After Southwood Streets Just A Short Walk To Award Winning Anza Elementary And Paradise Park. This Pride Of Ownership Home Has Been Remodeled, It Features Living Room, Dining Room, Step Down Family Room With Fireplace. State Of The Art Kitchen With Maple Cabinets, Granite Counters And Viking Range. In Addition It Has A Large Master Bedroom With Bay Window Seat, French Doors Opening To Brick Patio And Huge Walk In Closet. This Home Has Newer Windows, Skylights, Canned Lighting, Roll Up Garage Door And Separate Laundry Room With Built-Ins And Storage.



Addr: 4701 Laurette Torrance **MLS #:** S09036200
Area: Southwood
OP: \$749,900
LP: \$725,000 **SP:** \$710,000 **Apx SF:** 1,500
LD: 03/27/2009 **SD:** 07/21/2009 **\$/SF:** \$473.33
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,500
YBl: 1955 **Prking:** **DOM:** 36
Elem: Anza **Mid:** Jefferson **High:** West High

Property Description: This Beautiful Home Has A Kitchen That Is Spectacular With Beautiful Medalion Maple Cabinets And Tumbled Tile And The Kitchen Aide Appliances You Have Always Dreamed Of, Including Built In Ovens With Warming Drawer, Trash Compactor, And Custom Refrigerator.

The Glowing Hardwood Floors, Crown Molding And Artistic Paint Make Every Room A Warm And Welcome Place To Be.

The Spacious Family Room Includes A Fireplace And French Doors That Lead To A Lovely Wrap Around Yard With Beautiful Flagstones.

You Can Picture This Backyard Just Full Of Life With The Built In Kitchen, Bbq And Rotisserie, Spa And Outdoor Shower With Hot And Cold Water!

Upgrades Galore! Including: 5 Yr. Roof, Forced Air Heat, Copper Plumbing, Upgraded Electrical, All New Windows, Custom Closet Organizers, New Interior Doors, Vinyl Gates, Peach, Lemon And Apple Trees!

Closed Sale Properties



Addr: 5523 Arvada Torrance
Area: West Torrance
OP: \$425,000
LP: \$425,000
LD: 06/15/2009
Beds: 3
YBl: 1956
Elem:

SP: \$417,000
SD: 07/31/2009
Bath To: 2.00
Prking:
Mid:

MLS #: S09065931
Apx SF: 1,155
\$/SF: \$361.04
LotSF: 6,600
DOM: 1
High:

Property Description: Fixer Probate Sale



Addr: 20115 Saltee Torrance
Area: West Torrance
OP: \$520,000
LP: \$520,000
LD: 06/08/2009
Beds: 3
YBl: 1974
Elem:

SP: \$520,000
SD: 07/30/2009
Bath To: 2.00
Prking: Direct Garage Acce
Mid:

MLS #: S09062803
Apx SF: 1,798
\$/SF: \$289.21
LotSF: 5,454
DOM: 0
High:

Property Description: Probate Listing Fixer



Addr: 20104 Grevillea Torrance
Area: West Torrance
OP: \$599,500
LP: \$599,500
LD: 06/15/2009
Beds: 3
YBl: 1955
Elem:

SP: \$590,000
SD: 07/31/2009
Bath To: 1.00
Prking: Garage Door Open
Mid:

MLS #: S09065147
Apx SF: 1,106
\$/SF: \$533.45
LotSF: 5,724
DOM: 15
High: West High/ Bisho

Property Description: This Beautiful West Hi Home Has Been Completely Repainted On The Interior Which Features: Hardwood Floors, Wall-To-Wall Carpets, Ceiling Fans Throughout And Recessed Lighting In The Kitchen. The Windows Have All Been Replaced With Milgard Dual Pane/Vinyl Windows, Which Fold Down For Easy Cleaning. The Kitchen Has A Gas Range/Oven, Dishwasher, Recessed Lighting, Trash Compactor And Tiled Countertops. The Bath Has Been Upgraded And Master Bedroom Features Mirrored Wardrobe Doors. The Home Has Newer Stucco, A 3 Yr Old (30Yr Roof) And Copper Plumbing Throughout. The Front And Rear Yards Are Beautifully Landscaped With Automatic Sprinklers And Low-Voltage Lighting. The Home Features A Very Private Back Yard With New Sod, A Covered Patio, Spa, 5 Fruit Trees And Excellent Landscaping. There Is A Two Car Garage With Automatic Roll-Up Door And Two Remotes. This Wonderful West Hi Home Needs No Preview, It Is Ready To Sell And Move In.

Closed Sale Properties



Addr: 5574 West 190Th Torrance
Area: West Torrance
OP: \$619,000
LP: \$605,000
LD: 05/07/2009
Beds: 3
YBl: 2002
Elem:

SP: \$595,000
SD: 07/23/2009
Bath To: 3.00
Prking: Direct Garage Acce
Mid:

MLS #: S09051598
Apx SF: 1,700
\$/SF: \$350.00
LotSF: 1,973
DOM: 37
High:

Property Description: Light And Bright, Six Year Old Townhome - Quiet Rear End-Unit With All The Upgrades Of A New Home. Gourmet Kitchen With Granite Counters, Custom Maple Cabinets With Inlaid Glass, Stainless Steel Appliances, Including Refreigerator, Dish Washer, And Wine Rack. Living Room, With Fireplace, Opens To A Large Deck Facing South With A View Of Palos Verdes Hills. Hardwood, Travertine And Carpeted Floors, Custom Molding And Double-Pane Windows. Three-Car Attached Garage, Security System, Intercom, And Cat V Wiring. Laundry Inside. All Bedrooms On One Level. Only One Sale In This Small 11 Unit Complex In The Six Years. Across The Street From Redondo Beach, Near The Dog Park, Shopping, And 1.3 Miles To The Beach.



Addr: 5521 Cathann Torrance
Area: West Torrance
OP: \$617,000
LP: \$617,000
LD: 05/08/2009
Beds: 3
YBl: 1955
Elem:

SP: \$619,000
SD: 07/01/2009
Bath To: 2.00
Prking:
Mid:

MLS #: M09052664
Apx SF: 1,175
\$/SF: \$526.81
LotSF: 5,760
DOM: 20
High:

Property Description: Bank Owned. Buyers Are To Verify Entire Condition And All Information On This Property On Their Own And Must Satisfy Themselves As To All Aspects Of This Property. Property Is Being Sold As Is. Seller Will Not Be Completing Any Repairs. Information Deemed Reliable But Not Guaranteed. Buyer To Verify All.

Date: 8/6/2009

CMA Pro Report

Closed Sale Properties



Addr: 5214 Deelane Torrance		MLS #: S09060892
Area: West Torrance		
OP: \$650,000		
LP: \$650,000	SP: \$655,000	Apx SF: 1,674
LD: 06/03/2009	SD: 07/10/2009	\$/SF: \$391.28
Beds: 4	Bath To: 2.00	LotSF: 5,200
YBl: 1973	Prking:	DOM: 9
Elem: Towers	Mid: Bert Lynn	High: West

Property Description: A Rare Jewel In West High! This 4 Bedroom Home Has The Unique 1973 Floorplan Remodeled Exquisitely In 2008!

First, Let'S Start With Location....Walk To West High School, West Torrance Little League And Bert Lynn Middle School.

Then Open The Pretty Iron Rod Gate To A Cozy And Private Front Patio.

When You Open The Front Door You Are Met With A Spacious Living Room With A Gas And Wood Fireplace To Your Left, And Modern French Doors On Your Right.

You Haven'T Seen The Best Part Yet! The Kitchen! Wide And Open. Bright And Sunny! Tons Of Beautiful Cabinets! Granite And Newer Appliances! You Will Enjoy Hours Of Entertainment In This Delightfully Updated Kitchen.

Huge Bedrooms By Torrance Standards. Master Suite. Separate Laundry Room. Direct Access To House From Garage For Privacy.

Other Features Include, Large, Private Backyard, 2005 Copper Plumbing, Forced Air Heat, New Interior Doors, Designer Paint, Tons Of Storage!



Addr: 4835 Halison Torrance		MLS #: S09060908
Area: West Torrance		
OP: \$685,000		
LP: \$675,000	SP: \$665,000	Apx SF: 1,806
LD: 06/03/2009	SD: 07/29/2009	\$/SF: \$368.22
Beds: 3	Bath To: 2.00	LotSF: 5,720
YBl: 1973	Prking:	DOM: 19
Elem: Towers	Mid: Bert Lynn	High: West High

Property Description: One Of A Kind West High Home! Rare Home Built In 1973. Unbelievable, Custom, Wood Beam Cathedral Ceilings Make This Home Feel Like A Castle! Perfect Open Floorplan Includes Formal Dining Room, Sunken Living Room With Fireplace And Unique "Martini Pit". The Kitchen Is Amazing And Opens To A Spacious Family Room With A Double Sided Fireplace.

The Kitchen Includes Newer Appliances And Views The Spacious And Large Backyard. The Bedrooms Are Huge By Normal Torrance Standards. Huge Master Bedroom Leading To Private Back Yard And Patio. Direct Access To The Garage Is A Wonderful Convenience.

Other Features Included, Copper Plumbing, Forced Air Heat, Gorgeous Hardwood Floors, New Carpet, New Paint Inside And Out, 2 Sewer Clean-Outs And A 7 Year New Roof.

Closed Sale Properties



Addr: 5525 Wilma Torrance
Area: West Torrance
OP: \$899,000
LP: \$799,000
LD: 07/14/2008
Beds: 4
YBl: 1956
Elem: Towers

SP: \$715,000
SD: 07/08/2009
Bath To: 3.00
Prking: Direct Garage Acce
Mid: Bert Lynn

MLS #: V08102483
Apx SF: 1,825
\$/SF: \$391.78
LotSF: 5,693
DOM: 271
High: West High

Property Description: Beautiful 4 Bedroom 3 Bath Remodeled One Level Family Home In Desirable Picturesque West Torrance. No Expense Spared Here, Remodeled Kitchen And Baths, Newer Roof, Vinyl Windows, Formal Dining Room, Direct Garage Access, Recessed Lighting, Travertine And Tile. Big Bedrooms And Big Master. The Backyard Is Completely Enclosed As Well As A Nice Outside Patio Area That Perfect For Outside Entertaining And Comfortable For Pets. The Finished Garage Also Includes A Large Workshop Area And Additional Storage. 4Th Bedroom Is Separate From The Inside Of Home But Has Inside Access. Could Be A Great Office Too! The Home Is Walking Distance To Towers Elementary As Well As West High And Only One Block From Sunny Glen Park And A 10 Min. Bike Ride To The Beach. Don'T Miss Out On This Rare Opportunity And Move Right Into This Turn Key Home.



Addr: 20804 Annrita Torrance
Area: West Torrance
OP: \$769,000
LP: \$769,000
LD: 05/21/2009
Beds: 4
YBl: 1956
Elem:

SP: \$779,000
SD: 07/01/2009
Bath To: 2.00
Prking: Direct Garage Acce
Mid:

MLS #: S09056498
Apx SF: 1,793
\$/SF: \$434.47
LotSF: 7,425
DOM: 2
High:

Property Description: Delightful, Bright And Airy, Attention To Detail. Pristine Condition, Single Family Home. Refreshing Ocean Breezes- 4 Bedrooms, 2 Bathrooms, (1 Full Bath, 1 3/4 Bath). Beautiful Family Room With Cathedral Ceilings & Can Lighting, French Doors Open To Yard; Hardwood And Tile Floors Throughout; Living Room With Warming Fireplace- Natural Stone Finish. Turnkey- Beautiful! Professionally Landscaped.



Addr: 20716 Tomlee Torrance
Area: West Torrance
OP: \$899,000
LP: \$859,000
LD: 03/07/2009
Beds: 3
YBl: 1959
Elem:

SP: \$835,000
SD: 06/30/2009
Bath To: 2.00
Prking: Direct Garage Acce
Mid:

MLS #: S09027597
Apx SF: 1,782
\$/SF: \$468.57
LotSF: 6,930
DOM: 86
High: West High

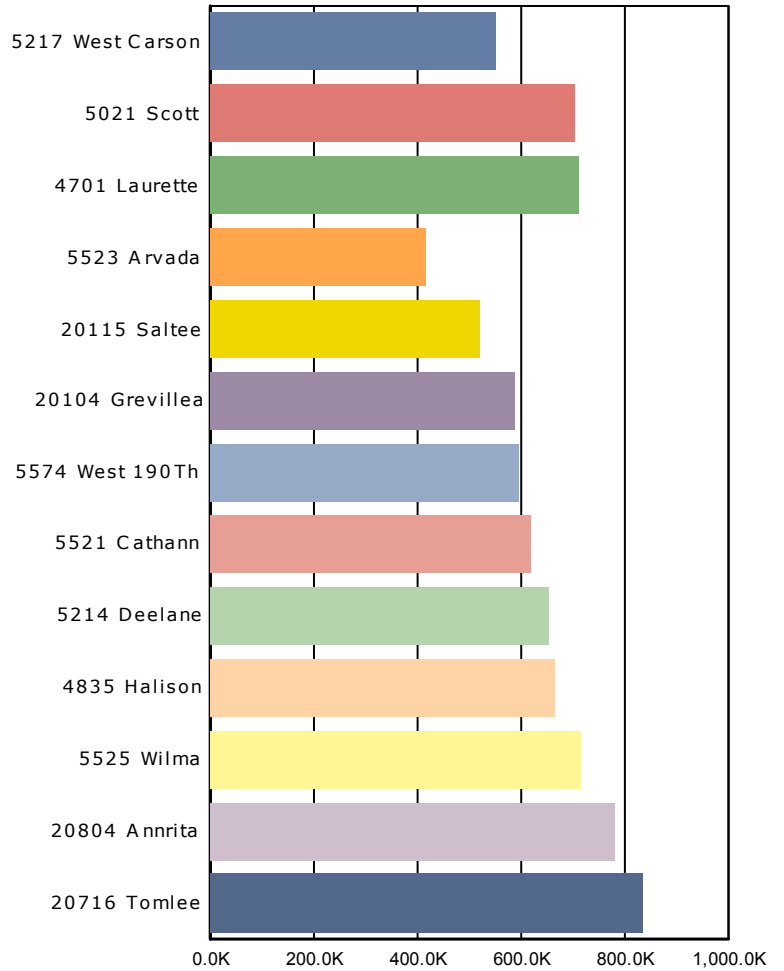
Property Description: Fabulous Remodel In 2003. All New Custom Kitchen And Baths, Floors, Vinyl Windows, Walk In Closets. Bring Your Buyers To See One Of The Best Values In Torrance'S West Side.....Plus There Is A 180 Degree View Of The Mountains And City Lites From Both The Great Room And The Spacious Dinning Room!!!! Top Quality- -A Must To See

Date: 8/6/2009

CMA Pro Report

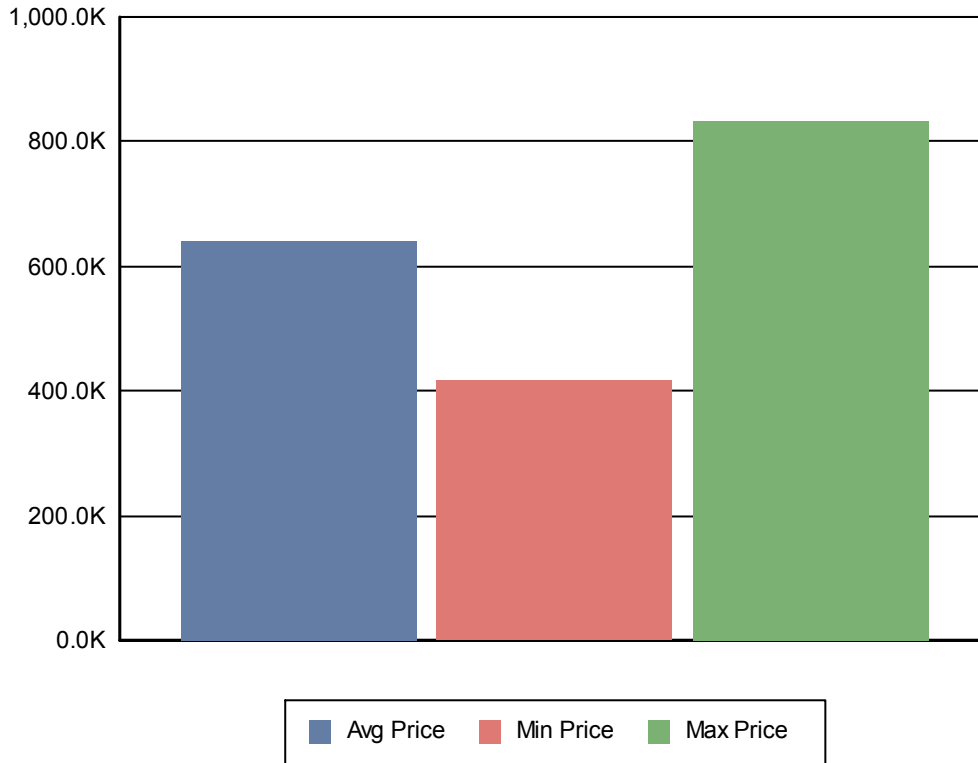
Closed Sale Properties

Total # of Listings	13
Lowest Price	\$417,000
Highest Price	\$835,000
Average Price	\$642,692
Avg. Price/SqFt	\$411.42
Avg DOM	39



CMA Pro Report

Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Closed Sale	\$417,000	\$835,000	\$642,692	\$411.42
Totals / Averages	\$417,000	\$835,000	\$642,692	\$411.42

Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
5217 West Carson Torrance	\$549,000	\$550,000	5	%0.18	\$366.91
5021 Scott Torrance	\$699,000	\$705,000	9	%0.86	\$393.42
4701 Laurette Torrance	\$725,000	\$710,000	36	-%2.07	\$473.33
5523 Arvada Torrance	\$425,000	\$417,000	1	-%1.88	\$361.04
20115 Saltee Torrance	\$520,000	\$520,000	0	%0.00	\$289.21
20104 Grevillea Torrance	\$599,500	\$590,000	15	-%1.58	\$533.45
5574 West 190Th Torrance	\$605,000	\$595,000	37	-%1.65	\$350.00
5521 Cathann Torrance	\$617,000	\$619,000	20	%0.32	\$526.81
5214 Deelane Torrance	\$650,000	\$655,000	9	%0.77	\$391.28
4835 Halison Torrance	\$675,000	\$665,000	19	-%1.48	\$368.22
5525 Wilma Torrance	\$799,000	\$715,000	271	-%10.51	\$391.78
20804 Annrita Torrance	\$769,000	\$779,000	2	%1.30	\$434.47
20716 Tomlee Torrance	\$859,000	\$835,000	86	-%2.79	\$468.57
Total Averages	\$653,192	\$642,692	39	%-1.43	\$411.42

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
A Comparative Market Analysis									
Philip Mc Collum DRE: 01339323									

Date: 8/6/2009

CMA Pro Report

S	5217 West Carson	3	2.00	1,499	1955	\$549,000	\$550,000	07/02/2009	5
S	5021 Scott	3	2.00	1,792	1955	\$699,000	\$705,000	07/29/2009	9
S	4701 Laurette	3	2.00	1,500	1955	\$725,000	\$710,000	07/21/2009	36
S	5523 Arvada	3	2.00	1,155	1956	\$425,000	\$417,000	07/31/2009	1
S	20115 Saltee	3	2.00	1,798	1974	\$520,000	\$520,000	07/30/2009	0
S	20104 Grevillea	3	1.00	1,106	1955	\$599,500	\$590,000	07/31/2009	15
S	5574 West 190Th	3	3.00	1,700	2002	\$605,000	\$595,000	07/23/2009	37
S	5521 Cathann	3	2.00	1,175	1955	\$617,000	\$619,000	07/01/2009	20
S	5214 Deelane	4	2.00	1,674	1973	\$650,000	\$655,000	07/10/2009	9
S	4835 Halison	3	2.00	1,806	1973	\$675,000	\$665,000	07/29/2009	19
S	5525 Wilma	4	3.00	1,825	1956	\$799,000	\$715,000	07/08/2009	271
S	20804 Annrita	4	2.00	1,793	1956	\$769,000	\$779,000	07/01/2009	2
S	20716 Tomlee	3	2.00	1,782	1959	\$859,000	\$835,000	06/30/2009	86