

Closed Sale Properties



Addr: 2426 Loftyview Torrance
Area: Waleria **MLS #:** S09112176
OP: \$592,000
LP: \$592,000 **SP:** \$577,000 **Apx SF:** 1,140
LD: 10/19/2009 **SD:** 11/25/2009 **\$/SF:** \$506.14
Beds: 3 **Bath To:** 1.00 **LotSF:** 5,300
YBl: 1955 **Prking:** Driveway **DOM:** 15
Elem: Waleria **Mid:** Richardson **High:** South High

Property Description: Location, Location, Location! Great Opportunity In A Wonderful Neighborhood! Cute House In Victoria Knolls. Award Winning School District. Three Bedrooms, 1 Bath, Hardwood Throughout. Fireplace In Living Room. Kitchen With Attached Dining Room. Spacious Backyard With Nicely Landscaped Front Yard.



Addr: 26006 Calmhill Torrance
Area: Waleria **MLS #:** S09103053
OP: \$675,000
LP: \$649,000 **SP:** \$632,500 **Apx SF:** 1,305
LD: 09/23/2009 **SD:** 11/18/2009 **\$/SF:** \$484.67
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,300
YBl: 1955 **Prking:** **DOM:** 29
Elem: **Mid:** **High:**

Property Description: Going Going _____! Extremely Desirable Victoria Knolls Home, On One Of The Best Streets In The Area. Large Corner Lot With Detached Garage, Hardwood Floors, Newer Roof, Copper Plumbing, Fireplace & New Landscaping. Three Bedroom Plus One And A Half Baths, Over 1300 Sq Ft. Good Size Backyard And Patio, Spacious Kitchen And Dinning Room.



Addr: 24217 Ocean Torrance
Area: Waleria **MLS #:** S08165557
OP: \$799,000
LP: \$679,500 **SP:** \$675,500 **Apx SF:** 2,000
LD: 11/24/2008 **SD:** 11/13/2009 **\$/SF:** \$337.75
Beds: 3 **Bath To:** 3.00 **LotSF:** 6,240
YBl: 2008 **Prking:** Direct Garage Acces **DOM:** 304
Elem: **Mid:** **High:** South High

Property Description: Brand New And Completely Detached! This Waleria Townhome Is One Block From Waleria Park & Library, Close To South High & Shopping, As Well As A Bike Ride Away From Riviera Village And The Beach! Custom Built By Owners Originally For Themselves, This Is No "Spec" Home. Beautiful, Clean, Crisp, Craftsman Styling, With A Front Yard Area And Covered Porch. Great For Those Who Own Multiple Vehicles Or Weekend "Toys" As There Is A 3Rd Parking Space Alongside The Two Car Garage. Features Solid 2 X 6 Construction W/ R19 Rated Insulation. Prepped For A/C. Cat-5 Installed. Distressed Maple Floors In Formal Living Room, Porcelain Tile In Family Room & Kitchen. Stained Maple Kitchen Cabinets W/ Pull Out Shelving. Stainless Appliances, Custom Backsplash And Granite Counters. Fireplace In Family Room & Master. Full Size Interior Laundry Room With Utility Sink On Upper Level, As Well As Master & 2 Add'l Bedrooms. 2Nd Full Size Bath. Guest Bath Downstairs. Private Front Yard & Back Courtyard Area.

Closed Sale Properties



Addr: 24265 Park Torrance
Area: Waleria **MLS #:** S09086079
OP: \$688,800
LP: \$688,800 **SP:** \$679,000 **Apx SF:** 2,300
LD: 08/08/2009 **SD:** 11/16/2009 **\$/SF:** \$295.22
Beds: 4 **Bath To:** 3.00 **LotSF:** 5,450
YBl: 1979 **Prking:** Direct Garage Acces **DOM:** 77
Elem: **Mid:** **High:**

Property Description: Spacious 2300 Sq Ft Spanish Style 4 Bedroom 3 Bath Is Ready For Your Creativity.....2 Fireplaces (One In Master Suite).....Fresh Paint.....Re-Landscaped.....Great Value.....Better Hurry On This One



Addr: 2858 Sunnyglen Torrance **MLS #:** S09101740
Area: Waleria
OP: \$884,500
LP: \$884,500 **SP:** \$849,500 **Apx SF:** 2,050
LD: 09/21/2009 **SD:** 11/04/2009 **\$/SF:** \$414.39
Beds: 3 **Bath To:** 3.00 **LotSF:** 6,000
YBl: 1976 **Prking:** Carport Detached, Di **DOM:** 44
Elem: **Mid:** **High:**

Property Description: Immaculate Country Hills "Energy Efficient" Home W/3 Bedrooms, 3 Baths, 2,050 Sf(A) Of Living Space. Tiled Entry, Oak Staircase. Living Rm Has Carpet, Tile Faced Gas Fireplace & Lots Of Natural Light. Formal Dining Rm. W/Carpet, Open To Kitchen & Living Rm, View Of Backyard. New Gourmet Kitchen Has Granite Counters W/Accent Lighting, Custom Cabinetry W/Built-Ins & Lazy Susan, Breakfast Bar, Professional Monogram Stainless Appliances: 4 Burner Stove W/ "Wok" Grates & Center Griddle, Built-In Frig. Family Room Open To Kitchen Has Plantation Shutters, Bar Area W/Built-In Wine Rack + Access To Patio/Backyard. Master Suite Has Carpet, Plantation Shutters, 2 Closets With Cedar And A Private Balcony. Master Bath Has Vanity & Shower. Oversized 2 Car Attached Garage W/Direct Access & Separate Laundry. Other Features Include: High Ceilings, Custom Window Covers, Tiled Floors, Recessed Lighting, Newer F/A Unit, Tank-Less H2O Heater, Upgraded Fixtures, Solid-Core Interior Doors + Much More!



Addr: 101 Calle Mayor Redondo Beach **MLS #:** V09113210
Area: Hollywood Riviera
OP: \$725,000
LP: \$725,000 **SP:** \$680,000 **Apx SF:** 1,845
LD: 10/01/2009 **SD:** 11/04/2009 **\$/SF:** \$368.56
Beds: 3 **Bath To:** 3.00 **LotSF:** 1,999
YBl: 1974 **Prking:** **DOM:** 21
Elem: **Mid:** **High:**

Property Description: Don'T Miss This Opportunity To Buy The Best Unit In The Village Pv @ Pre-Renovation Prices! Best Views Below A Million Dollars In Redondo. Located Blocks From The Beach, Restaurants, And Shopping In Riviera Village. Enjoy Panoramic Views From The Main Floor, Kitchen & The Master Bedroom. The Owners Put \$125K Into Remodeling The Interior Using The Finest Products & Finishes, Including New Carpet, Hardwood Floors, And Radiant Heated Custom Tile Bathroom Floors. The Kitchen Features A Center Island, All Ceasar Stone Counter Tops, Top-Of-The-Line Bosh, Ge Monogram, Dacor And Jenn-Air Appliances. Every Room In The Home Has Been Wired For Hi-Speed Internet, Hdtv, Phone And Fax Lines. This Sunlight-Filled End Unit Townhome Features 3 Bedrooms, 2 1/2 Baths. 3 Decks, And A Bonus Office With Large Outdoor Patio Downstairs; The Front Door Opens To Calle Mayor, Providing Convenient Parking And Access For Your Guests, And An Easy To Walk To The Beach; The Complex Includes 2 Pools & 2 Spas.

Closed Sale Properties



Addr: 5518 Riviera Torrance
Area: Hollywood Riviera **MLS #:** V09082848
OP: \$749,000
LP: \$729,000 **SP:** \$710,000 **Apx SF:** 1,112
LD: 07/31/2009 **SD:** 11/20/2009 **\$/SF:** \$638.49
Beds: 3 **Bath To:** 2.00 **LotSF:** 7,200
YBlt: 1954 **Prking:** Direct Garage Acces **DOM:** 67
Elem: **Mid:** **High:**

Property Description: Charming Hollywood Riviera Cottage With Beautiful Gardens-This Home Has Just Been Completely Refurbished With New Granite Counter Tops And New Microwave,Dishwasher,Range/Oven And Exhaust Fan--There Is A Newer Amana Fridge And Washer/Dryer Included In The Sale--Ceiling Fans In Two Of The Bedrooms And Built Ins In The Closets And The Garage--Lush Plantings Surround This Cottage With A Moon Garden In The Back Yard--This Home Is Turn-Key Inside And Out--Automated Sprinklers-Attached Two Car Garage, Spacious Drive With Room For Extra Parking--There Is A Large Living-Dining Room Area Adjacent To Kitchen--Bring Your Most Discerning Buyers.



Addr: 4538 Greenmeadows Torrance
Area: Hollywood Riviera **MLS #:** V09110596
OP: \$724,900
LP: \$724,900 **SP:** \$746,000 **Apx SF:** 1,501
LD: 10/14/2009 **SD:** 11/19/2009 **\$/SF:** \$497.00
Beds: 3 **Bath To:** 2.00 **LotSF:** 6,300
YBlt: 1953 **Prking:** Garage Door Opener **DOM:** 6
Elem: Riviera **Mid:** Richardson **High:** South

Property Description: Located On A Lovely Tree-Lined Street In The Highly Sought After Hollywood Riviera Neighborhood, This Freshly Updated 3 Bedroom + Den (Could Be 4Th Bedroom) Home Has Gleaming Hardwood Floors And A Fabulous Fireplace In The Spacious Living Room. The Open Concept Living Room/Dining Room Has Stunning Views Of The Covered Patio And Lushly Landscaped Backyard - Accessible From The Oversized Glass Sliding Doors. The Fabulous Stone Fireplace Is Flanked By Built-In Bookcases And The Dining Room Has A Convenient Pass-Through To The Kitchen Via The Breakfast Bar. The Eat-In Kitchen Is Light And Bright With Fresh White Cabinetry. Newly Remodeled Bathrooms Are Just The Beginning Of The Newer Features Such As Upgraded Electrical Panel And Furnace. There Is An Attached Two Car Garage And A Concrete Side Area That Could Be Used For Whatever You Could Think Of...Rv/Boat Storage, Sport Court Area, Dog Run....Your Choice. And Don'T Forget The Close Proximity To Torrance'S Award Winning Schools.



Addr: 219 Paseo De Gracia Redondo Beach
Area: Hollywood Riviera **MLS #:** 109053625
OP: \$1,085,000
LP: \$899,000 **SP:** \$877,000 **Apx SF:** 2,291
LD: 05/11/2009 **SD:** 11/06/2009 **\$/SF:** \$382.80
Beds: 4 **Bath To:** 2.00 **LotSF:** 7,800
YBlt: 1954 **Prking:** Driveway **DOM:** 134
Elem: **Mid:** **High:**

Property Description: New Price Reduction Reflects Condition Of Home. To Be Sold As-Is. This Charming 4 Bedroom Lower Riviera Home. Main Living Space On Ground Level. Large Downstairs Bonus Room/Family Room/Game Room/Theater Room...You Decide. Newly Updated Baths. Fresh Paint In Most Rooms, New Carpet. Bright Open Living Room With Fireplace And Plantation Shutters. Cozy Country Kitchen, Just Waiting For You To Redo With Your Personal Touch. Large Formal Dining Room With Picture Window With Hillside View. On A Clear Day You Can See To Malibu From Outside Deck. Terraced Back And Side Yard With Fruit Trees. Just Blocks From The Beach And Riviera Village.

Closed Sale Properties



Addr: 3930 Paseo De Las Tortugas Torrance
Area: Hollywood Riviera **MLS #:** S09049404
OP: \$1,149,000
LP: \$975,000 **SP:** \$950,000 **Apx SF:** 2,259
LD: 05/02/2009 **SD:** 11/06/2009 **\$/SF:** \$420.54
Beds: 4 **Bath To:** 3.00 **LotSF:** 6,435
YBl: 1967 **Prking:** Direct Garage Acces **DOM:** 190
Elem: Riviera **Mid:** Richardson **High:** South High

Property Description: Accepting Back Up Offers. Great Location. This Beauty Has All New Kitchen-W/Raised Panel Maple Cabinets, Ge Profile Stainless Steele Appliances, Granite Counter Tops. Allnew Floors -Birch Hardwood At Entry, Powder Room, Dining Room And W/White Risers On Stairs, 18" Tile In Kitchen And Master Bath, Carpet And Pad Throughout. Living Room Has A Fireplace, High Ceilings, And Some City Lights View, Family Room W/Open Beam Ceilings Can Be Used As Den Or /Office. Kitchen Nook Area Leads To Private Back Patio. All New Master Dressing Area With Extra Deep Raised Panel Maple Cabinets, Granite Counters, Dual Sinks, Oil Rubbed Bronze Fixtures And Two Closets. Master Br W/Balcony And Other Front Bedroom Have City Lights Views. New Powder Room Cabinet, Fixture & Mirror, All New Toilets In All Bathrooms, All New Interior Paint, Popcorn Ceilings Removed And Replaced W/European Texture, New Antique Brass Door Handles Throughout, New Window Coverings. Washer/Dryer Included.



Addr: 305 Camino De Las Colinas Redondo Beach
Area: Hollywood Riviera **MLS #:** S582274
OP: \$1,249,500
LP: \$1,189,000 **SP:** \$1,142,000 **Apx SF:** 2,440
LD: 07/17/2009 **SD:** 11/17/2009 **\$/SF:** \$468.03
Beds: 4 **Bath To:** 2.00 **LotSF:** 7,800
YBl: 1948 **Prking:** Driveway **DOM:** 103
Elem: **Mid:** **High:**

Property Description: Stunning 4 Bed/2 Bath Hollywood Riviera Home. Great Location, Close To Redondo Beach Village And Ocean Views. Gorgeous, Level Lot With Wonderful Deck To View The Sunsets! Large Bedrooms And Master Suite Features Marble Finishes. Large Kitchen With Dining Space. Hardwood Floors And Two Fireplaces. Crown Moldings, Recessed Lighting And Gourmet Kitchen With Granite Counters And Ss Appliances. Dining Room, Cozy Den And Bonus Room.



Addr: 4726 Via Corona Torrance
Area: Hollywood Riviera **MLS #:** V09106239
OP: \$1,795,000
LP: \$1,795,000 **SP:** \$1,810,001 **Apx SF:** 4,235
LD: 10/02/2009 **SD:** 11/16/2009 **\$/SF:** \$427.39
Beds: 5 **Bath To:** 4.00 **LotSF:** 14,000
YBl: 2008 **Prking:** Direct Garage Acces **DOM:** 4
Elem: Riviera **Mid:** Richardson **High:** South

Property Description: You Will Be Amazed At This Newly Completed 5 Bed/3.5 Bath Warm Contemporary View Home In The Hollywood Riviera! Walls Of Glass Highlight The Panoramic City Views This Rare 14,000 Square Foot Lot On A Cul-De-Sac Provide! There Is An Expansive Chef'S Eat-In Kitchen Featuring Warm Cherry Wood Cabinetry, Granite Counters, Glass Backslash, Double Ovens, Dumbwaiter, And High Ceilings. Bright Open Living Room And Dining Room With Double-Sided Fireplace. This Eco-Friendly Home Has Bamboo Flooring, Dual Tank Less Water Heaters, Dual Forced Air Heat Systems And Dual Air Condition Systems. The Master Suite Includes A Master Bath With Radiant Floor Heat, Separate Shower/Tub And Water Closet. Other Features Include: Spacious Laundry Room With Sink, Home Pre Wired For Security, Built-In Speaker System, Whole-House Intercom, Concrete Tile Roof, Fleetwood Doors/Windows And Oversized Attached 2 Car Garage. Wonderful And Private Lot With Huge Grassy Backyard. Close Proximity To Award-Winning Schools!

Closed Sale Properties



Addr: 406 Paseo De La Concha Redondo Beach
Area: Hollywood Riviera **MLS #:** S09070114
OP: \$2,385,000
LP: \$2,248,000 **SP:** \$2,160,000 **Apx SF:** 3,294
LD: 06/27/2009 **SD:** 11/04/2009 **\$/SF:** \$655.74
Beds: 4 **Bath To:** 4.00 **LotSF:** 6,000
YBl: 1995 **Prking:** Direct Garage Acces **DOM:** 131
Elem: **Mid:** **High:**

Property Description: Open Sunday 1 - 4 Pm Italianesque Ocean View Villa Located In The Gated Resort-Like Riviera Colony With Its Unique Lifestyle . . . Think Portofino, Italy! Two Minute Walk To The Beach . . . Ten Minute Walk To Riviera Village For Great Shopping And Dining. This Architectural Award Winning Home Features A Formal Living Room With Fireplace And A West Wall Of Windows Filled With Ocean Views. Travertine Floored Formal Dining Room. Culinary Inspiring Kitchen Complete With Professional Grade Appliances, Hand Crafted Cabinetry, Copper Sink, Wine Storage, Center Island Seating. Fabulous Family Room With Fireplace, Coffered Ceiling And Electronically Controlled Window Coverings. Main Floor Master Suite With Ocean View, Fireplace, Trompe L'Oeil Ceilings And Cabinetry. Media Room With Surround Sound And Refrigerated Wine Bar. A Total Of Four Bedrooms, 3.5 Baths In Approximately 3300 Square Feet. Profuse Planting And Patio Areas, Built-In Barbeque And Waterfall Filled Spa Pool. Bellissimo!



Addr: 4060 West 226Th Torrance
Area: South Torrance **MLS #:** S09081789
OP: \$529,500
LP: \$529,500 **SP:** \$520,000 **Apx SF:** 1,685
LD: 07/28/2009 **SD:** 11/13/2009 **\$/SF:** \$308.61
Beds: 2 **Bath To:** 3.00 **LotSF:**
YBl: 1981 **Prking:** Direct Garage Acces **DOM:** 50
Elem: **Mid:** **High:** South

Property Description: Razor Sharp 2 Bedroom 3 Bath End Unit Townhome In South Torrance - Move In Condition! - Remodeled Kitchen With Granite Counters, Built-Ins And Eating Area - Great Living Room With Vaulted Ceiling, Brick Fireplace, Crown Moulding & Balconey - Private Master Bedroom With Vaulted Ceilings, Laminate Cherry Floor, His & Her Closets, Private Full Bath And French Doors Open To Balconey, Second Bedroom Has Private 3/4 Bath, Lots Of Upgrades - Community Pool, Spa & Outdoor Shower - Great Home!



Addr: 5113 Mindora Torrance
Area: South Torrance **MLS #:** S09104300
OP: \$575,000
LP: \$575,000 **SP:** \$573,000 **Apx SF:** 980
LD: 09/28/2009 **SD:** 11/23/2009 **\$/SF:** \$584.69
Beds: 3 **Bath To:** 1.00 **LotSF:** 6,480
YBl: 1952 **Prking:** Garage Door Opener, **DOM:** 4
Elem: Seaside **Mid:** Calle Mayor **High:** South High

Property Description: Huge Potential! Large Lot Almost 6500Sf... Build Your Dream Home! This Quaint 3 Bedroom/1 Bath Home Is Just Waiting For A Little Tlc And Some Great Ideas. The Possibilities Are Endless. Great Location Right Next To Seaside Ranchos At The Top Of The Hill On Mindora. Large 2 Car Garage With Storage Space, Newer Roof, Stucco, Garage Door And Gutters. Close To The Beach, Shopping And South Torrance Schools. Get Your Paint And Paintbrush And Make It Your Own!

Closed Sale Properties



Addr: 3919 West 226Th Torrance
Area: South Torrance **MLS #:** S09045360
OP: \$625,000
LP: \$625,000 **SP:** \$601,000 **Apx SF:** 1,700
LD: 04/21/2009 **SD:** 11/10/2009 **\$/SF:** \$353.53
Beds: 3 **Bath To:** 3.00 **LotSF:**
YBl: 2008 **Prking:** **DOM:** 174
Elem: Arnold **Mid:** Richardson **High:** South High

Property Description: 16 Luxury Townhomes Located In The Heart Of Torrance. Classic Tuscan Inspired Architecture .Built In 2008,Each 1700 Sq Ft Unit Offers A 3 Bedrooms And 2 And A Half Bath.Enjoy A Luxurious Living At An Affordable Price.Custom European Cabinetry,Granite Countertops,Gourmet Appliances,Crown & Base Molding.Travertine Tile And Hardwood Floor.Decorative Wrought Iron Railings At Entry.Tiled Roof.Walk In Closets.Master Bath With Jacuzzi Tub And A Seperate Tiled Shower.2 Car Garage And 2 Parking Spaces.Special Low Voltage Wiring For Multi Media And Security.Separate Laundry Area.Private Yard.Owners Pride.A Great Opportunity For Investors To Build Wealth In Real Estate.Investors With A Long Term Outlook Will Be Able To Realize Significant Returns When The Market Turns Around.Only 4 Left.Price Increase Effective Nov 1St.So Hurry !!!!!A Must See!



Addr: 3971 West 226Th Torrance
Area: South Torrance **MLS #:** S09070079
OP: \$625,000
LP: \$625,000 **SP:** \$605,000 **Apx SF:** 1,700
LD: 06/26/2009 **SD:** 11/16/2009 **\$/SF:** \$355.88
Beds: 3 **Bath To:** 4.00 **LotSF:**
YBl: 2008 **Prking:** Carport Attached, Dir **DOM:** 49
Elem: arnold elementary **Mid:** richardson **High:** south high

Property Description: 16 Luxury Townhomes Located In The Heart Of Torrance. Classic Tuscan Inspired Architecture .Built In 2008,Each 1700 Sq Ft Unit Offers A 3 Bedrooms And 2 And A Half Bath.Enjoy A Luxurious Living At An Affordable Price.Custom European Cabinetry,Granite Countertops,Gourmet Appliances,Crown & Base Molding.Travertine Tile And Hardwood Floor.Decorative Wrought Iron Railings At Entry.Tiled Roof.Walk In Closets.Master Bath With Jacuzzi Tub And A Seperate Tiled Shower.2 Car Garage And 2 Parking Spaces.Special Low Voltage Wiring For Multi Media And Security.Separate Laundry Area.Private Yard.Owners Pride.A Great Opportunity For Investors To Build Wealth In Real Estate.Investors With A Long Term Outlook Will Be Able To Realize Significant Returns When The Market Turns Around.A Must See!Www.226Thstvillas.Com



Addr: 3927 West 226Th Torrance
Area: South Torrance **MLS #:** S09045353
OP: \$625,000
LP: \$646,000 **SP:** \$610,000 **Apx SF:** 1,700
LD: 04/21/2009 **SD:** 11/04/2009 **\$/SF:** \$358.82
Beds: 3 **Bath To:** 3.00 **LotSF:**
YBl: 2008 **Prking:** Carport Attached **DOM:** 119
Elem: Arnold Elementary **Mid:** Richardson **High:** South High

Property Description: 16 Luxury Townhomes Located In The Heart Of Torrance. Classic Tuscan Inspired Architecture .Built In 2008,Each 1700 Sq Ft Unit Offers A 3 Bedrooms And 2 And A Half Bath.Enjoy A Luxurious Living At An Affordable Price.Custom European Cabinetry,Granite Countertops,Gourmet Appliances,Crown & Base Molding.Travertine Tile And Hardwood Floor.Decorative Wrought Iron Railings At Entry.Tiled Roof.Walk In Closets.Master Bath With Jacuzzi Tub And A Seperate Tiled Shower.2 Car Garage And 2 Parking Spaces.Special Low Voltage Wiring For Multi Media And Security.Separate Laundry Area.Private Yard.Owners Pride.A Great Opportunity For Investors To Build Wealth In Real Estate.Investors With A Long Term Outlook Will Be Able To Realize Significant Returns When The Market Turns Around.A Must See!

Closed Sale Properties



Addr: 3939 226Th Street Torrance
Area: South Torrance **MLS #:** S09047862
OP: \$625,000
LP: \$646,000 **SP:** \$625,000 **Apx SF:** 1,700
LD: 04/21/2009 **SD:** 11/13/2009 **\$/SF:** \$367.65
Beds: 3 **Bath To:** 3.00 **LotSF:**
YBlt: 2008 **Prking:** Carport Attached **DOM:** 92
Elem: Arnold Elementary **Mid:** Richardson **High:** South High

Property Description: 16 Luxury Townhomes Located In The Heart Of Torrance. Classic Tuscan Inspired Architecture .Built In 2008,Each 1700 Sq Ft Unit Offers A 3 Bedrooms And 2 And A Half Bath.Enjoy A Luxurious Living At An Affordable Price.Custom European Cabinetry,Granite Countertops,Gourmet Appliances,Crown & Base Molding.Travertine Tile And Hardwood Floor.Decorative Wrought Iron Railings At Entry.Tiled Roof.Walk In Closets.Master Bath With Jacuzzi Tub And A Seperate Tiled Shower.2 Car Garage And 2 Parking Spaces.Special Low Voltage Wiring For Multi Media And Security.Separate Laundry Area.Private Yard.Owners Pride.A Great Opportunity For Investors To Build Wealth In Real Estate.Investors With A Long Term Outlook Will Be Able To Realize Significant Returns When The Market Turns Around.A Must See!



Addr: 23320 Adolph Torrance **MLS #:** V09091644
Area: South Torrance
OP: \$719,000
LP: \$699,999 **SP:** \$700,000 **Apx SF:** 2,057
LD: 08/23/2009 **SD:** 11/20/2009 **\$/SF:** \$340.30
Beds: 4 **Bath To:** 2.00 **LotSF:** 6,270
YBlt: 1961 **Prking:** Direct Garage Acces **DOM:** 31
Elem: **Mid:** **High:**

Property Description: First Time On The Market In 20 Yrs. Lovely Quiet Neighborhood W/Pride Of Ownership And Tremendous Street Appeal. Original House Has 1724 Sqft Plus Bonus Room Used As Family Room Has 291 Sqft (Unpermitted) And Entry Has 42Sqft(Unpermitted) Totaling Over 2000Sqft Of Usable Living Space! The Driveway Was Redone 22 Yrs Ago With Rock & Stone Ribbons And Still Looks Almost New! Wood Floors In The Entry And Hallway Greet You In The Bright And Open Floor Plan With Vaulted Ceilings And Great Cool Breezes. Restuccoed In 97, Roof Replaced In 04, Windows Replaced With Milligard Double Paned; New Carpets Just Installed. Extra Outlets And An Area For Mounting Flat Screen Is Almost Ready To Go!Kitchen Redone With Oak Cabinets, Breakfast Bar And Eating Area And Newer Ceramic Tile Floors; Newer Forced Air Heater; Family Area Has Skylights And Recessed Lighting. Mirrored Closets Doors And New Molded Doors With New Hardware In All The Bedrooms. A Delight To See! Best Value For The Price On The Market!



Addr: 22511 Kathryn Torrance **MLS #:** S589764
Area: South Torrance
OP: \$719,000
LP: \$719,000 **SP:** \$705,000 **Apx SF:** 1,400
LD: 09/18/2009 **SD:** 11/10/2009 **\$/SF:** \$503.57
Beds: 3 **Bath To:** 2.00 **LotSF:** 9,193
YBlt: 1953 **Prking:** **DOM:** 7
Elem: **Mid:** **High:**

Property Description: Large Lot, Over 9,000 Sq Ft. Gives You Room To Add More To The House And Still Have A Nice Yard. Kitchen Remodeled With Granite Counters. Improved Lighting. Crown Molding And Larger Base Throughout. Popcorn Ceiling Gone. Fireplace Has Granite Tile And Nice Wood Surround. Added 10 Feet To Back Of House To Add A Second Bathroom And Enlarge Two Of The Bedrooms. Main Bathroom Enlarged And Has Marble And A Jacuzzi Tub. Third Bedroom Has Access To Back Yard And I Currntly Used As A Family Room. Garage Has Access To House Through The Bedroom.

Closed Sale Properties



Addr: 23151 Anza Avenue Torrance
Area: South Torrance
OP: \$699,000
LP: \$699,000
LD: 09/16/2009
Beds: 4
YBl: 1960
Elem: Seaside

SP: \$710,000
SD: 11/16/2009
Bath To: 3.00
Prking: Garage Door Opener
Mid: Calle Mayor

MLS #: V09100494
Apx SF: 2,052
\$/SF: \$346.00
LotSF: 6,425
DOM: 40
High: South Torrance Hig

Property Description: Prepare To Be Impressed With This Turnkey Home That Has All The Features Today'S Buyer Expects And Deserves. Four Bedrooms, 2 1/2 Bathrooms With Bonus/Guest Room And A Detached Double Car Garage. The Master Suite Has A Designer Bathroom With A Shower, Spa Tub And Custom Walk In Closet, Office Area And Anderson French Doors That Lead To The Charming Backyard. New Sound Proof Double Pane Windows, Anderson French Sliding Doors In Living Room And Master Suite Add To The Attention To Detail Throughout. The Gourmet Kitchen Has 16X16 Tiled Floor, Granite Counters, Glass Block Accents And Custom Cabinetry. The Entire Home And Garden Uses A Aquasana Water Purification Filter With Reverse Osmosis Water Filter In The Kitchen. A Rinnai Tank Less Water Heater, Forced Air Heat And Architectural Lighting Accent The Home Along With Tile And Hardwood Floors. Bonus Room Off Kitchen Has A Laundry Room And A 1/2 Bath. Foundation Reinforced And Anchored-New Construction Has 5' Foundations.



Addr: 22643 Draille Torrance
Area: South Torrance
OP: \$759,000
LP: \$759,000
LD: 09/18/2009
Beds: 3
YBl: 1953
Elem: Seaside

SP: \$723,000
SD: 11/25/2009
Bath To: 2.00
Prking:
Mid: Calle Mayor

MLS #: S09101969
Apx SF: 1,830
\$/SF: \$395.08
LotSF: 6,060
DOM: 68
High: South High

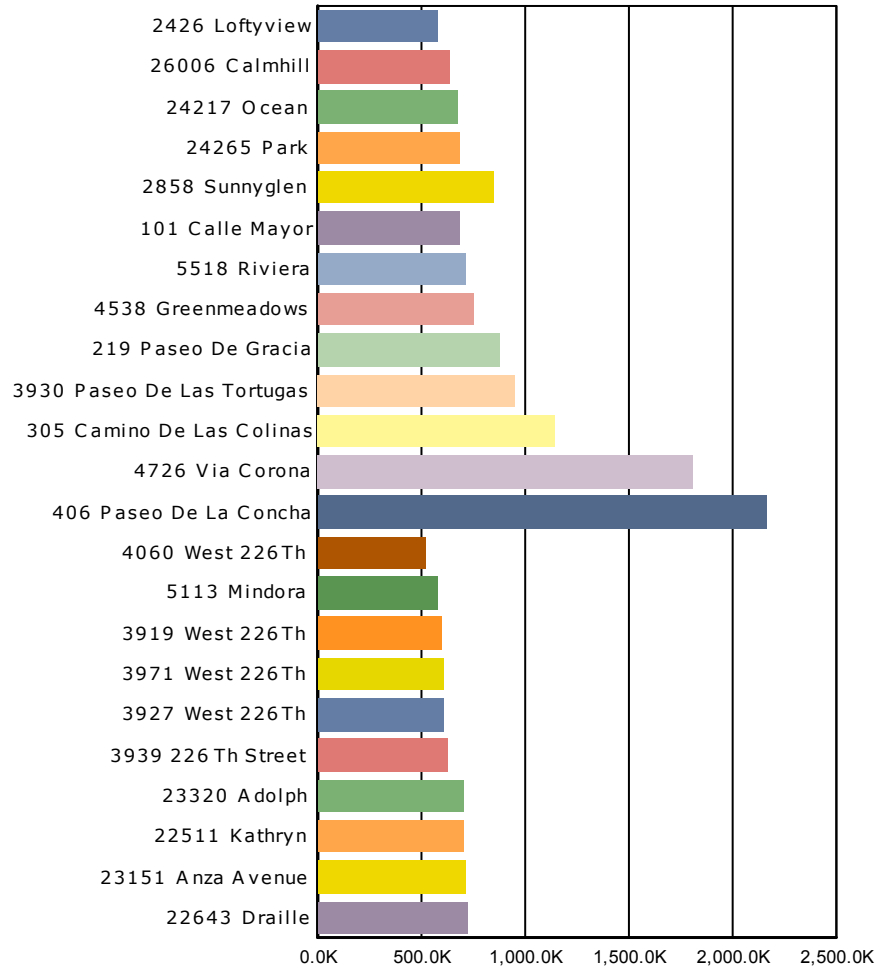
Property Description: Live In Beautiful "Seaside". This Home Is Ideally Located. It'S Close To Seaside Elementary School, Sea Aire Golf Course, The Riviera Village And The Beach. Just Around The Corner Is The Famous Christmas Lights Area Of Seaside Rancho. Come Bring Your Family And Remodel & Update In This Great Location. Remember The 3 Most Important Words In Real Estate; Location, Location, Location!!!

Date: 12/25/2009

CMA Pro Report

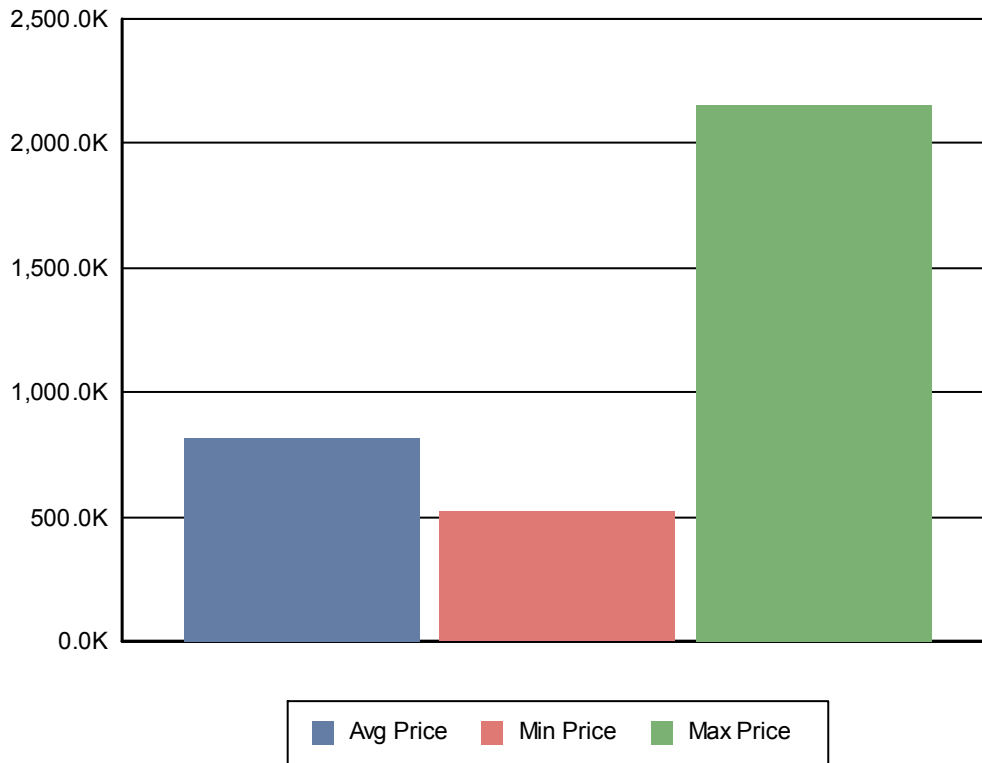
Closed Sale Properties

Total # of Listings	23
Lowest Price	\$520,000
Highest Price	\$2,160,000
Average Price	\$820,022
Avg. Price/SqFt	\$426.56
Avg DOM	76



CMA Pro Report

Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Closed Sale	\$520,000	\$2,160,000	\$820,022	\$426.56
Totals / Averages	\$520,000	\$2,160,000	\$820,022	\$426.56

Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
2426 Loftyview Torrance	\$592,000	\$577,000	15	-%2.53	\$506.14
26006 Calmhill Torrance	\$649,000	\$632,500	29	-%2.54	\$484.67
24217 Ocean Torrance	\$679,500	\$675,500	304	-%0.59	\$337.75
24265 Park Torrance	\$688,800	\$679,000	77	-%1.42	\$295.22
2858 Sunnyglen Torrance	\$884,500	\$849,500	44	-%3.96	\$414.39
101 Calle Mayor Redondo Beach	\$725,000	\$680,000	21	-%6.21	\$368.56
5518 Riviera Torrance	\$729,000	\$710,000	67	-%2.61	\$638.49
4538 Greenmeadows Torrance	\$724,900	\$746,000	6	%2.91	\$497.00
219 Paseo De Gracia Redondo Beach	\$899,000	\$877,000	134	-%2.45	\$382.80
3930 Paseo De Las Tortugas Torrance	\$975,000	\$950,000	190	-%2.56	\$420.54
305 Camino De Las Colinas Redondo Beach	\$1,189,000	\$1,142,000	103	-%3.95	\$468.03
4726 Via Corona Torrance	\$1,795,000	\$1,810,001	4	%0.84	\$427.39
406 Paseo De La Concha Redondo Beach	\$2,248,000	\$2,160,000	131	-%3.91	\$655.74
4060 West 226Th Torrance	\$529,500	\$520,000	50	-%1.79	\$308.61
5113 Mindora Torrance	\$575,000	\$573,000	4	-%0.35	\$584.69
3919 West 226Th Torrance	\$625,000	\$601,000	174	-%3.84	\$353.53
3971 West 226Th Torrance	\$625,000	\$605,000	49	-%3.20	\$355.88
3927 West 226Th Torrance	\$646,000	\$610,000	119	-%5.57	\$358.82
3939 226Th Street Torrance	\$646,000	\$625,000	92	-%3.25	\$367.65

Date: 12/25/2009

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23320 Adolph Torrance	\$699,999	\$700,000	31	%0.00	\$340.30
22511 Kathryn Torrance	\$719,000	\$705,000	7	-%1.95	\$503.57
23151 Anza Avenue Torrance	\$699,000	\$710,000	40	%1.57	\$346.00
22643 Draille Torrance	\$759,000	\$723,000	68	-%4.74	\$395.08
Total Averages	\$839,226	\$820,022	76	%-2.27	\$426.56

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	2426 Loftyview	3	1.00	1,140	1955	\$592,000	\$577,000	11/25/2009	15
S	26006 Calmhill	3	2.00	1,305	1955	\$649,000	\$632,500	11/18/2009	29
S	24217 Ocean	3	3.00	2,000	2008	\$679,500	\$675,500	11/13/2009	304
S	24265 Park	4	3.00	2,300	1979	\$688,800	\$679,000	11/16/2009	77
S	2858 Sunnyglen	3	3.00	2,050	1976	\$884,500	\$849,500	11/04/2009	44
S	101 Calle Mayor	3	3.00	1,845	1974	\$725,000	\$680,000	11/04/2009	21
S	5518 Riviera	3	2.00	1,112	1954	\$729,000	\$710,000	11/20/2009	67
S	4538 Greenmeadows	3	2.00	1,501	1953	\$724,900	\$746,000	11/19/2009	6
S	219 Paseo De Gracia	4	2.00	2,291	1954	\$899,000	\$877,000	11/06/2009	134
S	3930 Paseo De Las Tortugas	4	3.00	2,259	1967	\$975,000	\$950,000	11/06/2009	190
S	305 Camino De Las Colinas	4	2.00	2,440	1948	\$1,189,000	\$1,142,000	11/17/2009	103
S	4726 Via Corona	5	4.00	4,235	2008	\$1,795,000	\$1,810,001	11/16/2009	4
S	406 Paseo De La Concha	4	4.00	3,294	1995	\$2,248,000	\$2,160,000	11/04/2009	131
S	4060 West 226Th	2	3.00	1,685	1981	\$529,500	\$520,000	11/13/2009	50
S	5113 Mindora	3	1.00	980	1952	\$575,000	\$573,000	11/23/2009	4
S	3919 West 226Th	3	3.00	1,700	2008	\$625,000	\$601,000	11/10/2009	174
S	3971 West 226Th	3	4.00	1,700	2008	\$625,000	\$605,000	11/16/2009	49
S	3927 West 226Th	3	3.00	1,700	2008	\$646,000	\$610,000	11/04/2009	119
S	3939 226Th Street	3	3.00	1,700	2008	\$646,000	\$625,000	11/13/2009	92
S	23320 Adolph	4	2.00	2,057	1961	\$699,999	\$700,000	11/20/2009	31
S	22511 Kathryn	3	2.00	1,400	1953	\$719,000	\$705,000	11/10/2009	7
S	23151 Anza Avenue	4	3.00	2,052	1960	\$699,000	\$710,000	11/16/2009	40
S	22643 Draille	3	2.00	1,830	1953	\$759,000	\$723,000	11/25/2009	68