

## Closed Sale Properties



**Addr:** 3030 Merrill 29, Torrance  
**Area:** Central Torrance **MLS #:** S09103091  
**OP:** \$285,000  
**LP:** \$285,000 **SP:** \$290,000 **Apx SF:** 1,000  
**LD:** 09/23/2009 **SD:** 10/16/2009 **\$/SF:** \$290.00  
**Beds:** 1 **Bath To:** 1.00 **LotSF:**  
**YBl:** 1963 **Prking:** Garage Door Opener, **DOM:** 7  
**Elem:** **Mid:** **High:**

**Property Description:** Beautiful End Unit! Located In The Recently Renovated East Del Amo Complex, A Co-Op Currently In The Process Of Converting To A Condominium. This Spacious Unit Offers Wood Floors, Dual Paned Windows, Large Master W/ Lots Of Closet Space, Close Access To The Enclosed Garage, Storage, & Large Laundry Facility (Interior Laundry Is Optional). The Den (Currently Used As A Baby'S Room) Can Easily Be Converted To A 2Nd Bedroom (Large Closet With Built-Ins Is Already There). The Open Floorplan Provides A Living Room That Looks Out Onto An Enclosed Patio, As Well As Dining Area & Kitchen. Located Near The Del Amo Fashion Center, Madrona Marsh, Restaurants, Shops, & Other Conveniences, This Stunning Complex Offers Well-Maintained Grounds, Recreation Room, Community Pool, And Much More! This Complex Currently Requires A Minimum Of 10% Down And Board Approval. Hoa Fees Include Taxes, Water, Trash, Cable, Maintenance, And Building Insurance – The Hoa Fee Will Be Adjusted Based On Buyers Tax Bases.



**Addr:** 3110 Merrill 83, Torrance **MLS #:** I09096426  
**Area:** Central Torrance  
**OP:** \$298,500  
**LP:** \$298,500 **SP:** \$290,000 **Apx SF:** 1,243  
**LD:** 09/04/2009 **SD:** 10/08/2009 **\$/SF:** \$233.31  
**Beds:** 2 **Bath To:** 2.00 **LotSF:**  
**YBl:** 1964 **Prking:** **DOM:** 5  
**Elem:** Hickory **Mid:** Medrona **High:** Torrance

**Property Description:** This Is An Inviting Unit In A Great Location, Both In The City And The Complex. Located On The First Floor With A Large Private Patio. Delightfully Large Living Room (21 Ft Long) Has Sliding Door To The Patio. Dining-Room Is Approx. 11X14 With Space For A Table And A China Cabinet If You Wish. Cheery Kitchen With Loads Of Cabinets, And Tile Counters. Hall Bath Is Divided, And Next To Secondary Bedroom Approx. 11X13 That Has Mirrored Doors On The Roomy Closet. Master Bedroom Is Approx. 12X15 With Large Closet With Organizers And A Separate Bathroom With A Big Shower. This Open And Bright Home Has Newer Dual Pane Windows. View Of Both The Street, And Patio Area. Gate Off Patio Leads To The Beautifully Kept Grounds. The Pool Is Close And Enjoyable. Loads Of Shopping And Civic Center Are Near By.



**Addr:** 3220 Merrill 6, Torrance **MLS #:** V09089113  
**Area:** Central Torrance  
**OP:** \$310,900  
**LP:** \$310,900 **SP:** \$329,000 **Apx SF:** 1,243  
**LD:** 08/17/2009 **SD:** 10/02/2009 **\$/SF:** \$264.68  
**Beds:** 2 **Bath To:** 2.00 **LotSF:** 2,012  
**YBl:** 1964 **Prking:** **DOM:** 8  
**Elem:** **Mid:** **High:**

**Property Description:** Bank Owned Top Level Condo With Balcony That Has View Of Pool Looking Through The Wispy Eucalyptus Trees. Kitchen Opens To The Dining Room. Expansive Living Room Flows Out Through The Double Sliding Doors To The Balcony. Central Hall Leads To The Master Suite And Private Bathroom. Full Bath At End Of Hall Next To The Guest Bedroom. Spacious And Open Lots Of Light Comes In From The Shutter Covered Windows. Interior Storage Closets And Cabinets As Well As Separate Storage Room. Two Enclosed Parking Spaces In Garages Will Be Provided By Hoa Confirm With Hoa.

## Closed Sale Properties



**Addr:** 1301 Cabrillo 209, Torrance  
**Area:** Central Torrance **MLS #:** S09103633  
**OP:** \$331,500  
**LP:** \$331,500 **SP:** \$331,500 **Apx SF:** 874  
**LD:** 08/24/2009 **SD:** 10/29/2009 **\$/SF:** \$379.29  
**Beds:** 2 **Bath To:** 2.00 **LotSF:** 544  
**YBl:** 1993 **Prking:** Garage Door Opener **DOM:** 37  
**Elem:** **Mid:** **High:**

**Property Description:** Short Sale, Move In Condition, Include Refregirator, Washer, Dryer, Nice View Facing Cabrillo Ave, 2 Car Parking Plus Extra Storage Unit. Hoa Dues \$300 A Month And \$124 Quaterly, Very Nice Corner Lot, Pool And Spa



**Addr:** 3210 Merrill Drive 07, Torrance **MLS #:** S09089476  
**Area:** Central Torrance  
**OP:** \$369,000  
**LP:** \$369,000 **SP:** \$350,000 **Apx SF:** 1,400  
**LD:** 08/17/2009 **SD:** 10/16/2009 **\$/SF:** \$250.00  
**Beds:** 2 **Bath To:** 2.00 **LotSF:** 0  
**YBl:** 1964 **Prking:** **DOM:** 14  
**Elem:** **Mid:** **High:**

**Property Description:** This Is A Stock Corporative Unit 2 Bed Rooms, 1 & 3/4 Baths With Possible Use As An Office/Den Or 3Rd Bedroom With Existing Built-In Sliding Partition A Private Out-Side Patio. Convenient First Floor One Level Home Situated In A Location Away From Street Noise. New Hardwood Floor, Stove, Dish Washer New Window Frames With Double Window Pane, Aranite Counter Top In Kitchen Including New Interior Painting, Hoa Fee Includes Current Seller'S Property Taxes A Community Pool, Recreation Room & Laundry Facilities, Yje Current Owner'S Hoa Fee Is \$427.75/Month The Bath Roon Floor Are New Tile Imstalled Remote Control For Garage Door Open Only 1 An Extra Storage Space The Buyer To Verify The Size Of Living Area Garge # Is 49



**Addr:** 2605 Sepulveda 118, Torrance **MLS #:** P2127774  
**Area:** Central Torrance  
**OP:** \$372,000  
**LP:** \$369,000 **SP:** \$365,000 **Apx SF:** 1,279  
**LD:** 07/20/2009 **SD:** 09/29/2009 **\$/SF:** \$285.38  
**Beds:** 2 **Bath To:** 2.00 **LotSF:** 82,522  
**YBl:** 2003 **Prking:** None, Subterranean **DOM:** 57  
**Elem:** **Mid:** **High:**

**Property Description:** Fabulous Resort Like Living At Its Finest! Built In 2003, This Beautiful Senior Complex Is Impeccably Maintained And Is Located In One The Most Desirable Complexes In The South Bay. With 10 Feet High Ceilings, This Bright And Quiet One Level End Unit Has The Largest Floor Plan (1279 Sq. Ft. Per Builder'S Plan) With 2 Bedrooms And 2 Huge Full Baths. Features Include A Contemporary Design With An Open Kitchen Flowing To The Dining And Large Living Room, And An Impressive Master Bedroom With Access To A Private Balcony. The Grand Master Bedroom Has A Walk In Closet, Vanity/Desk Area And A Spacious Bathroom With Double Vanity Sinks And A Soaking Tub. Washer And Dryer Are Inside The Unit. Elevator Accessible Gated Parking With 2 Prime Separate Parking Spaces Next The Elevator And 2 Storage Units. Complex Offers Pool, Spa, Fitness Center And A Plush Club House With A Kitchen, Library And Billiard Table. Priced To Sell. One Owner Must Be 55 Years Or Older.

## Closed Sale Properties



<b>Addr:</b> 3520 Maricopa 21, Torrance		<b>MLS #:</b> S09090797
<b>Area:</b> Central Torrance		
<b>OP:</b> \$378,000		
<b>LP:</b> \$378,000	<b>SP:</b> \$365,000	<b>Apx SF:</b> 1,323
<b>LD:</b> 08/20/2009	<b>SD:</b> 10/30/2009	<b>\$/SF:</b> \$275.89
<b>Beds:</b> 2	<b>Bath To:</b> 3.00	<b>LotSF:</b> 2,300
<b>YBlt:</b> 1975	<b>Prking:</b> Subterranean	<b>DOM:</b> 34
<b>Elem:</b>	<b>Mid:</b>	<b>High:</b> West High

**Property Description:** This Beauty Features Soaring Ceilings, Parquet Hardwood Floors, Beautifully Remodeled Kitchen, Large Formal Dining Room Off Spacious Living Room With Fireplace. Each Bedroom Comes With Tons Of Closet Space. The Patio Is Enormous And The Designer Patio Furniture And Fountain Is Included!

This Home Feels Much Larger Than It'S 1323 Square Feet. It Is An End Unit In A Beautifully And Meticulously Kept Complex. The Pool And Jacuzzi Sparkles And Shines In The Sunlight. Two Parking Spaces And Guest Parking Makes Coming And Going A Breeze!

Speaking Of Breezes....The Ocean Breeze Just Flows Through This Condo Keeping It Comfortable And Cool.

The Schools Are Award Winning West High, Jefferson Middle And Victor Elementary.



<b>Addr:</b> 2621 Plaza Del Amo 529, Torrance		<b>MLS #:</b> S09099836
<b>Area:</b> Central Torrance		
<b>OP:</b> \$444,900		
<b>LP:</b> \$444,900	<b>SP:</b> \$438,000	<b>Apx SF:</b> 1,362
<b>LD:</b> 09/15/2009	<b>SD:</b> 10/29/2009	<b>\$/SF:</b> \$321.59
<b>Beds:</b> 2	<b>Bath To:</b> 3.00	<b>LotSF:</b> 1,851
<b>YBlt:</b> 1987	<b>Prking:</b> Direct Garage Acces	<b>DOM:</b> 28
<b>Elem:</b> Fern	<b>Mid:</b> Madrona	<b>High:</b> Torrance High

**Property Description:** Well-Maintained Townhome Located In The Lovely Resort-Like Community Of Windemere On The Green; This Townhome Is Light, Bright & Airy And In An Excellent Location; It Features An Elegantly Wide Stairway W/Skylight Plus A Marble Fireplace (Wood & Gas Burning) And A Convenient Deck Off The Kitchen. The Kitchen Has Newer Built-In Appliances; Tile Flooring In The Kitchen And All Bath Areas. Features Include Central-Air, Vaulted Ceilings In The Master Bedroom, A Large Patio Off The Living Room, Newer Carpet, A Large 2-Car Garage (Direct Access) With Bonus/Storage Area (An Additonal Room Can Be Added). Windemere Features A Tree-Lined Entry W/24 Hour Security Guards, Lush Landscaping, Awesome Recreational Facilities Including A Tropical Pool Surrounded By Palm Trees, Lap Pool, Three Jacuzzis, 4 Racquetball Courts, Locker Rooms & Saunas, A Game Room, An Exercise Room, And A Multi-Million Dollar Clubhouse Incl. Kitchen Facilites; Hoa Includes Water/Trash/Basic Cable Tv/Eq Ins. & Much More

## Closed Sale Properties



**Addr:** 2555 Plaza Del Amo H, Torrance  
**Area:** Central Torrance **MLS #:** V09098511  
**OP:** \$448,000  
**LP:** \$448,000 **SP:** \$438,000 **Apx SF:** 1,834  
**LD:** 09/11/2009 **SD:** 10/13/2009 **\$/SF:** \$238.82  
**Beds:** 2 **Bath To:** 3.00 **LotSF:** 1,851  
**YBl:** 1984 **Prking:** Parking Space, Gate **DOM:** 28  
**Elem:** **Mid:** **High:**

**Property Description:** A Rare Windemere Manor W/ Soaring Ceilings Surrounded By Lush Greenery - A Dramatic Private Setting! A Striking Interior Architectural Design W/ Lots Of Windows. The Lr & Dining Area Feature 30 Ft. Ceilings, A Cozy Frplc., Plenty Of Natural Light And A Sliding Glass Door That Opens To A Big Patio. The Kitchen Is Open To The Lr W/ Lots Of Counter And Pantry Space Plus A Separate Laundry Room Two Master Bdrms. (1 Upstairs & 1 Downstairs) Are Spacious W/ Large Oval Tubs & Double Vanities Each. Has Big Mirrored Wardrobes. Upstairs Master Br Has A Big Skylight. A Large Skywalk Loft Is Perfect As An Office Or ?. A Private Outside Entry Is Steps Away From The Elevator That Takes You Down To The 2 Subterranean Parking Spaces W/C Are A Few Steps To The Elevator. Windemere Amenities Includes An Impressive Tree-Lined Entry W/24-Security Guards, A Beautiful Club House W/ Kitchen Facilities, Tropical Pool, Lap Pool, 3 Jacuzzis, 4 Racquetball Courts, A Weight Room, Locker Rooms & Saunas.



**Addr:** 2800 Plaza Del Amo 265, Torrance  
**Area:** Central Torrance **MLS #:** H09098776  
**OP:** \$445,000  
**LP:** \$445,000 **SP:** \$448,000 **Apx SF:** 1,185  
**LD:** 09/11/2009 **SD:** 10/29/2009 **\$/SF:** \$378.06  
**Beds:** 2 **Bath To:** 2.00 **LotSF:** 2,021  
**YBl:** 1988 **Prking:** Direct Garage Acces **DOM:** 12  
**Elem:** **Mid:** **High:**

**Property Description:** Very Clean. Well-Maintained Town Home In Secure And Beautiful Summerwind Complex. Dining Area Large Enough For Good Size Table And Couch. 2 Master Bed Rooms Upstairs. Both Rooms Are Large And Bright With Large Slider Closets. Laundry Room Is Inside The Unit. Small, Windowless Room Attached To The Garage.



**Addr:** 2800 Plaza Del Amo 220, Torrance  
**Area:** Central Torrance **MLS #:** S09087747  
**OP:** \$475,000  
**LP:** \$475,000 **SP:** \$462,000 **Apx SF:** 1,185  
**LD:** 08/13/2009 **SD:** 10/08/2009 **\$/SF:** \$389.87  
**Beds:** 2 **Bath To:** 3.00 **LotSF:** 2,021  
**YBl:** 1988 **Prking:** Direct Garage Acces **DOM:** 56  
**Elem:** Fern ES **Mid:** Madrona MS **High:** Torrance HS

**Property Description:** This Is A Regular Sale. Immaculate Townhouse In Popular Summerwind Gated Community With 3 Pools/Spas, Clubhouse And Playground. Walking Distance To Wilson Park, Farmer'S Market, Del Amo Mall And Other Local Services. Quiet South Facing Location, Bright And Airy In All Rooms. Spacious Living Room, Separate Dining Area, Guest Bath And Kitchen On Main Floor. Open Wrap-Around Kitchen With Lots Of Cabinet Space. Two Suites Up-Stairs With High Ceiling And Two Full Baths. Two Car Garage With Separate Laundry And Large Storage Room. All Appliances Included Ready To Move-In And Enjoy. \$270 Hoa Includes Water, Trash, Insurance, Exterior And Common Area Maintenance.

## Closed Sale Properties



**Addr:** 2800 Plaza Del Amo 504, Torrance  
**Area:** Central Torrance **MLS #:** R904333  
**OP:** \$479,000  
**LP:** \$479,000 **SP:** \$470,000 **Apx SF:** 1,088  
**LD:** 07/10/2009 **SD:** 10/11/2009 **\$/SF:** \$431.99  
**Beds:** 2 **Bath To:** 3.00 **LotSF:** 2,021  
**YBl:** 1987 **Prking:** Garage Door Opener, **DOM:** 98  
**Elem:** hickory **Mid:** madrona **High:** torrance

**Property Description:** Beautiful 2 Bed 2+1/2 Bathrooms Unit In Highly Desired Summerwind Complex. Open End Unit, Very Bright, Private Location With Tree, Sunny Patio, 3 Community Pools, Spas, Clubhouse, Playground, And Ample Guest Parking. Upgraded Kitchen Stainless Appliances, Elegant Chandelier And Ceiling Fan. Bonus Room/Storage Next To Garage, New Garage Door Fully Insulated And Steel Back, Epoxy Garage Flooring. Torrance Unified School. Close To Wilson Park And Del Amo Fashion Mall.



**Addr:** 21118 Amie Torrance  
**Area:** Central Torrance **MLS #:** S09094822  
**OP:** \$625,000  
**LP:** \$625,000 **SP:** \$475,000 **Apx SF:** 928  
**LD:** 08/31/2009 **SD:** 10/22/2009 **\$/SF:** \$511.85  
**Beds:** 2 **Bath To:** 1.00 **LotSF:** 7,400  
**YBl:** 1950 **Prking:** Driveway **DOM:** 7  
**Elem:** **Mid:** **High:**

**Property Description:** West Area Torrance Home On A R3 Zone! Huge Lot 7,400 Sq. Ft. Great Investment Opportunity And Upside Potential. Home Also Has A Separate Bonus Room In Back Off The 3 Car Garage. Home Needs Some TLC.



**Addr:** 2800 Plaza Del Amo 261, Torrance  
**Area:** Central Torrance **MLS #:** V09087388  
**OP:** \$499,900  
**LP:** \$499,900 **SP:** \$495,000 **Apx SF:** 1,273  
**LD:** 08/11/2009 **SD:** 09/29/2009 **\$/SF:** \$388.85  
**Beds:** 2 **Bath To:** 3.00 **LotSF:**  
**YBl:** 1988 **Prking:** Direct Garage Acces **DOM:** 55  
**Elem:** **Mid:** **High:**

**Property Description:** Highly Desirable Gated Community "Summerwind", Great Quiet Location, End Unit With Extra Windows, Living Room Has Fireplace Overlooking The Sunny Patio, Formal Dining Area, Bright Kitchen Has Ge Range, Bosch Dishwasher. Two Bedroom Suites Upstairs With Vaulted Ceiling, Master Bedroom Has Walk-In Closet & Master Bath With Double Sink Vanity. Gleaming Hardwood Floors, Laundry Room & Storage, Attached Two Car Garage With Direct Access. Newer Exterior Paint, New Patio, Beautiful & Well Kept Complex With Security Gate, 3 Pools, 3 Spas, Clubhouse, Playground & Waterfalls, Hoa Due Is Only \$270 Per Month, Plenty Of Guest Parkings, Walking Distance To Wilson Park, Farmer' Market & Shopping Center.

## Closed Sale Properties



**Addr:** 821 Patronella Torrance  
**Area:** Central Torrance **MLS #:** S09078242  
**OP:** \$540,000  
**LP:** \$540,000 **SP:** \$535,000 **Apx SF:** 1,457  
**LD:** 07/17/2009 **SD:** 10/01/2009 **\$/SF:** \$367.19  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 5,252  
**YBl:** 1951 **Prking:** **DOM:** 26  
**Elem:** FERN **Mid:** MADRONA **High:** TORRANCE

**Property Description:** Nice 3 Bedroom 1.5 Bath Home In Torrance Gardens On A Great Street - Spacious Family Room With Stone Fireplace(Extra Storage Or Seating On Both Sides Of Fireplace) - Open Living Room With Eating Area - Fresh Interior Paint - New Carpet - New Lineoleum In Bath And Kitchen - Long Kitchen With Pantry, Stove, Dishwasher & Family Room Pass Through - Laundry Area - Great Back Yard With 2 Patios, Grass, Trees And Grape Vines For Outdoor Enjoyment - Waiting For A New Family



**Addr:** 3305 West Carson Torrance  
**Area:** Central Torrance **MLS #:** R904771  
**OP:** \$547,500  
**LP:** \$547,500 **SP:** \$539,000 **Apx SF:** 1,621  
**LD:** 07/29/2009 **SD:** 10/30/2009 **\$/SF:** \$332.51  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 5,500  
**YBl:** 1955 **Prking:** **DOM:** 9  
**Elem:** **Mid:** **High:**

**Property Description:** 'Bank Owned Property' - Central Torrance With Beautiful Hardwood Floors In Living Room, Tiled Floor In Kitchen And Family Room, Property Also Features Wooden Beamed Ceiling Throughout; This Is A Three Bedrooms, & Two Bathrooms 'Updated Master Bathroom', & Fireplace.



**Addr:** 1005 Patronella Torrance  
**Area:** Central Torrance **MLS #:** S09087673  
**OP:** \$549,900  
**LP:** \$549,900 **SP:** \$549,900 **Apx SF:** 1,086  
**LD:** 08/11/2009 **SD:** 10/09/2009 **\$/SF:** \$506.35  
**Beds:** 3 **Bath To:** 1.00 **LotSF:** 5,050  
**YBl:** 1951 **Prking:** Driveway **DOM:** 7  
**Elem:** FERN **Mid:** MADRONA **High:** TORRANCE

**Property Description:** Razor Sharp 3 Bedroom Home With Curb Appeal And In Move-In-Condition On A Great Street - Remodeled Kitchen With All New Appliances & Living Room Pass Through - Fresh Interior Paint + New Carpet + New Ceiling Fans - Remodeled Full Bath With Seperate Tub And Shower - Spacious Living Room Opens To Yard - Great Lanscaped Yard With Cover Patio, Lawn For Outdoor Enjoyment -

## Closed Sale Properties



**Addr:** 2300 Maple 68, Torrance  
**Area:** Central Torrance  
**OP:** \$609,000  
**LP:** \$609,000  
**LD:** 08/17/2009  
**Beds:** 3  
**YBl:** 1988  
**Elem:**

**SP:** \$612,000  
**SD:** 10/16/2009  
**Bath To:** 3.00  
**Prking:** Direct Garage Acces  
**Mid:**

**MLS #:** S09089115  
**Apx SF:** 1,721  
**\$/SF:** \$355.61  
**LotSF:** 0  
**DOM:** 50  
**High:**

**Property Description:** Contemporary Townhome In Sought After Chatelaine. This Unit Is Centrally Located In The Heart Of The Complex, And Away From Busy Streets. On The First Level, You Enter Into A Formal Living Room With An Attached Patio, Perfect For Entertaining. Step Up To The Dining Room, Then Onto The Greatroom/Kitchen. The Greatroom Has A Fireplace (Never Used!). Upstairs, A Spacious Master Suite, Plus Two More Bedrooms And A Full Bath. These Are The Original Owners, The Property Was Rarely Used, So It Shines Like New.



**Addr:** 20440 Roslin Torrance  
**Area:** Central Torrance  
**OP:** \$720,000  
**LP:** \$720,000  
**LD:** 08/25/2009  
**Beds:** 4  
**YBl:** 1969  
**Elem:**

**SP:** \$650,000  
**SD:** 10/14/2009  
**Bath To:** 3.00  
**Prking:**  
**Mid:**

**MLS #:** S09093030  
**Apx SF:** 2,174  
**\$/SF:** \$298.99  
**LotSF:** 6,050  
**DOM:** 1  
**High:**

**Property Description:** Nice Quiet Neighborhood. Needs Tlc



**Addr:** 2801 Sepulveda 108, Torrance  
**Area:** Central Torrance  
**OP:** \$659,000  
**LP:** \$659,000  
**LD:** 08/07/2009  
**Beds:** 3  
**YBl:** 1995  
**Elem:** Hickory

**SP:** \$659,000  
**SD:** 10/06/2009  
**Bath To:** 3.00  
**Prking:** Direct Garage Acces  
**Mid:** Madrona

**MLS #:** S09085802  
**Apx SF:** 2,009  
**\$/SF:** \$328.02  
**LotSF:** 3,358  
**DOM:** 14  
**High:** Torrance

**Property Description:** Gorgeous Townhome In Prestigious Gated Community "La Terrazza" In Heart Of Torrance! Spacious And Bright End Unit. Large Kitchen W/Breakfast Nook. Fireplace In Living Room. Formal Dining Room. Spacious Family Room By Kitchen. Luxurious Master Bedroom W/Vaulted Ceiling. 3 Car Garage And Extra Large Storage Room In Garage. Good Location In The Complex. Near By Clubhouse/Pool, Spa And Guest Parking. The Common Areas Include The Large Clubhouse, Resort-Like Pool, Spa, Park W/ Putting Green And Exercise Area. Do Not Miss This One!!!

## Closed Sale Properties



**Addr:** 1748 Flower Torrance  
**Area:** Central Torrance **MLS #:** S09012340  
**OP:** \$949,000  
**LP:** \$849,000 **SP:** \$730,000 **Apx SF:** 3,250  
**LD:** 01/30/2009 **SD:** 10/29/2009 **\$/SF:** \$224.62  
**Beds:** 5 **Bath To:** 4.00 **LotSF:** 9,997  
**YBlt:** 2009 **Prking:** Direct Garage Acces **DOM:** 199  
**Elem:** **Mid:** **High:**

**Property Description:** Brand New Construction! Beautiful 2 Story Mediterranean Detached Home Of Two On A Lot. Open Floor Plan With High Ceilings,Crown Molding & French Doors. Large Living Room With Fireplace. Custom Built Kitchen With Granite Counter Tops & Appliances. 3250 (Approx.) Sq. Ft Of Well Built Luxury With 4 Bedrooms / 2Baths Up. 1 Bedroom / 1.5 Bath Down.

\*Possible Short Sale.\*



**Addr:** 1750 Flower Torrance  
**Area:** Central Torrance **MLS #:** S09012361  
**OP:** \$968,000  
**LP:** \$869,000 **SP:** \$750,000 **Apx SF:** 3,250  
**LD:** 01/29/2009 **SD:** 10/29/2009 **\$/SF:** \$230.77  
**Beds:** 5 **Bath To:** 4.00 **LotSF:** 9,997  
**YBlt:** 2009 **Prking:** Direct Garage Acces **DOM:** 200  
**Elem:** **Mid:** **High:**

**Property Description:** Brand New Construction! Beautiful 2 Story Mediterranean Detached Home Of Two On A Lot. Open Floor Plan With High Ceilings,Crown Molding & French Doors. Large Living Room With Fireplace. Custom Built Kitchen With Granite Counter Tops & Appliances. 3250 (Approx.) Sq. Ft Of Well Built Luxury With 4 Bedrooms / 2Baths Up. 1 Bedroom / 1.5 Bath Down.

\*Possible Short Sale\*



**Addr:** 2889 Plaza Del Amo 303, Torrance  
**Area:** Central Torrance **MLS #:** S09090502  
**OP:** \$799,000  
**LP:** \$799,000 **SP:** \$762,500 **Apx SF:** 2,807  
**LD:** 08/20/2009 **SD:** 09/29/2009 **\$/SF:** \$271.64  
**Beds:** 4 **Bath To:** 3.00 **LotSF:** 2,579  
**YBlt:** 2002 **Prking:** **DOM:** 32  
**Elem:** **Mid:** **High:**

**Property Description:** Gated 4 Bedroom Home. " The Breakers" Community. Best "Balboa" Model. Living Room With Vaulted Ceiling And Fireplace. Cherry Wood Kitchen Cabinets, Granite Counter And Center Island. Wood Flooring And Berber Carpets. Large Master Bath With Separate Shower And Tub. Double Sink. Pool , Hot Tub, Play Ground In The Community.Close To School, Del Amo Mall,Wilson Park And Markets. One Of A Kind Beautiful Back Yard And Side Yard. Two Car Garage With Two More Cars Can Park On The Driveway In Front Of The Garage. Water Softener Included.

## Closed Sale Properties



**Addr:** 23230 West Sesame K, Torrance  
**Area:** South East Torrance - West **MLS #:** 109017990  
**OP:** \$199,500  
**LP:** \$171,000 **SP:** \$171,000 **Apx SF:** 852  
**LD:** 01/26/2009 **SD:** 10/16/2009 **\$/SF:** \$200.70  
**Beds:** 2 **Bath To:** 2.00 **LotSF:** 0  
**YBl:** 1973 **Prking:** Carport Detached **DOM:** 74  
**Elem:** **Mid:** **High:**

**Property Description:** \*\* Priced Reduced \*\* Great Deal On This Spacious Two Level, Two Bedroom 852 Square Foot Condominium In Mariners Park Village, Tile Flooring In Kitchen And Carpet Through Out, Enjoy The Beautiful Pool & Spa Along With The Club House For Those Special Family Gatherings. A Safe Gated Community With A Secure Entry. Close To Shopping, Restaurants With Good Freeway Access. Call Agent For Showing.



**Addr:** 22941 Maple A, Torrance  
**Area:** South East Torrance - West **MLS #:** S09087830  
**OP:** \$330,000  
**LP:** \$330,000 **SP:** \$320,000 **Apx SF:** 950  
**LD:** 08/13/2009 **SD:** 10/05/2009 **\$/SF:** \$336.84  
**Beds:** 1 **Bath To:** 2.00 **LotSF:** 3,676  
**YBl:** 1963 **Prking:** Garage Door Opener, **DOM:** 23  
**Elem:** **Mid:** **High:**

**Property Description:** Nice Lower (This Unit Is Not Directly On Maple Avenue But Is Well Back From Street Toward The Golf Course). Has Remodelled Kitchen And Updated Appliances, Close To Garage, End Unit, Green Belt View From Livingroom, Close To Main Clubhouse And Pool. New Horizons Is A Senior Community For Those 55+ (One Resident). Any Other Resident Must Be 45+ Except Caretaker Or Spouse Any Age. New Horizons Has Many Amenities Including 9 Hole Golf Course, Tennis Court, 2 Swimming Pools, Gym With Full Exercise Equipment, Ceramics Studio, Carpenter Shop. There Are Clubs And Planned Activities.



**Addr:** 22928 Nadine Torrance  
**Area:** South East Torrance - West **MLS #:** S09067596  
**OP:** \$419,000  
**LP:** \$419,000 **SP:** \$400,000 **Apx SF:** 1,133  
**LD:** 06/21/2009 **SD:** 10/02/2009 **\$/SF:** \$353.05  
**Beds:** 2 **Bath To:** 2.00 **LotSF:** 3,676  
**YBl:** 1963 **Prking:** **DOM:** 66  
**Elem:** **Mid:** **High:**

**Property Description:** Cute Bungalow!!! Must See!!! This Home Offers A Deluxe Large Master Bedroom With Walk-In-Closet, Vanity, And Master Bedroom Patio. 2Nd Bedroom Can Open To Living Room To Make A Great Room With Fireplace! Dinning Room Opens To Second Patio Roomy Enough For Outdoor Dinning! This Bungalow Has Been Upgraded With Newer Windows And An Extended Green-House Window In The Kitchen. And That'S Not All This Property Has A Resort Style Complex Including: Golf; Tennis; Heated Pool; Spa; Sauna; Club House; Billiards; Gym; Workshop; And More!!!! Don'T Miss Out Come And See Today!

## Closed Sale Properties



**Addr:** 2726 West 232Nd Street Torrance  
**Area:** South East Torrance - West **MLS #:** S09088248  
**OP:** \$949,000  
**LP:** \$949,000 **SP:** \$830,000 **Apx SF:** 2,404  
**LD:** 08/13/2009 **SD:** 10/29/2009 **\$/SF:** \$345.26  
**Beds:** 4 **Bath To:** 3.00 **LotSF:** 6,090  
**YBl:** 1965 **Prking:** Driveway **DOM:** 28  
**Elem:** **Mid:** **High:**

**Property Description:** Fabulous Remodeled Marble Estates Home! Best Floor Plan For Families & Entertaining! Gated Entry Has Security Camera & Antique Bali Door. "Cook'S Kitchen" Features Enormous Granite Breakfast Bar That Seats 6, Cherry Wood Cabinetry. Commercial Kitchen Faucet With Filtered Water. Stainless Appliances Include Double Ovens, 5 Burner Cook Top, Warming Tray, Trash Compactor & Built-In Refrigerator. Family Room Has Built In Entertainment Center. Custom Wood Parquet Flooring With Travertine Insets. Formal Living Room With Tons Of Windows & Sliders That Flow To Private Courtyard & Rear Grassy Yard. Stunning Fireplace With Travertine Surround. Powder Room Has Travertine Faced Mirror, Frosted Glass Cabinet Door, Brass Vessel Sink & Faucet. Formal Dining With Built-In Granite Topped Cabinet With 2 Viking Beverage Refrigerators. Custom Draperies, Crown Molding, Architectural Niches, Vinyl Windows, Vaulted Ceilings, New Roof & Recessed Halogen Lighting. Great Design & Finishes Thru Out! See Addendum



**Addr:** 1950 Plaza Del Amo Torrance  
**Area:** Old Torrance **MLS #:** S09088071  
**OP:** \$409,900  
**LP:** \$409,900 **SP:** \$440,000 **Apx SF:** 1,639  
**LD:** 08/13/2009 **SD:** 10/25/2009 **\$/SF:** \$268.46  
**Beds:** 2 **Bath To:** 3.00 **LotSF:**  
**YBl:** 1993 **Prking:** Direct Garage Acces **DOM:** 19  
**Elem:** **Mid:** **High:**

**Property Description:** Reo...Bank Foreclosure.Cute "Plaza Del Amo" Condo Located In Old Torrance.Large 1639 Sq Ft,2 Story, 2 Bed/2.5 Baths...Built In 1993 And Has 2 Car Attached Garage.Wide Open Floorplan Downstairs(Living Room,With Formal Dining Room,Huge Kitchen And Half Bath)..Large 2 Beds With Their Own Baths Upstairs.Large Deck/Balcony Overlooks Greenbelt.Close To All Schools,Shopping And Every Single Transportation System.



**Addr:** 1810 Martina Torrance  
**Area:** Old Torrance **MLS #:** S583052  
**OP:** \$459,900  
**LP:** \$459,900 **SP:** \$468,000 **Apx SF:** 1,434  
**LD:** 07/22/2009 **SD:** 10/02/2009 **\$/SF:** \$326.36  
**Beds:** 2 **Bath To:** 3.00 **LotSF:** 1,167  
**YBl:** 1998 **Prking:** Garage Door Opener, **DOM:** 76  
**Elem:** **Mid:** Hull Middle **High:** Torrance

**Property Description:** Nice, Clean & Bright Detached Townhouse Nested In A Quite Community. Ample Upgrades With Private Backyard. Fresh Paint Throughout The House. Open Living Room With Gas Fireplace. Upgraded Kitchen With Granite Countertop, Walk-In Pantry & Modern Appliances. Large Master Suite With Upgraded Shower & Spa-Sized Tub, Walk-In Closet And Skylight. 2Nd Bedroom Suite Also Has Its Own Bathroom And Walk-In Closet. Spacious Upstairs Laundry Room With Large Sink. Upgraded Back/Side Patio With Paver Stones And Vinyl Fence. Attached Garage With Finished Wood Cabinets, Freshly Painted Walls And Epoxy-Coated Floors. Walk To Torrance Hs, Wilson Park & Old Torrance Shopping Areas. Easy Access To 405 & 110 Fwys. Move-In Condition!

## Closed Sale Properties



**Addr:** 1912 West 222Nd Torrance  
**Area:** Old Torrance **MLS #:** S09072348  
**OP:** \$489,000  
**LP:** \$469,000 **SP:** \$474,000 **Apx SF:** 1,130  
**LD:** 07/03/2009 **SD:** 10/01/2009 **\$/SF:** \$419.47  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 2,535  
**YBl:** 1925 **Prking:** Direct Garage Acces **DOM:** 34  
**Elem:** Torrance Elementar **Mid:** Hull Middle School **High:** Torrance High Sch

**Property Description:** Standard Sale - Best Value In Torrance! - Walk In And Feel Right At Home In This Beautiful 3 Bedroom, 1 1/2 Bath, Old Torrance Home! Remodeled From The Ground Up, The Kitchen Features Oak Cabinets, Oak Flooring And Blue Mica Pearl Granite Counters. The Brazilian Koa Hardwood Flooring In The Living Room Is Exquisite! Wired For Cable And Cat-5. Two-Car Attached Garage With Direct Access. Fenced And Landscaped Front And Backyard With Fountain. Don'T Let The Year Built Of 1925 Fool You. This Home Has Been Remodeled, Including The Foundation, With The Final Inspection Signed Off In 10/2005. Walk To Torrance Schools And Wilson Park/Recreation Center. Because Of The Lot Size, This Single Family Residence Has Been Compared To A Detached Townhouse Atmosphere With A Private Patio And Grass Front/Back Yards. Absolutely Gorgeous!



**Addr:** 2417 West Carson Torrance  
**Area:** Old Torrance **MLS #:** S09031104  
**OP:** \$499,900  
**LP:** \$485,000 **SP:** \$475,000 **Apx SF:** 1,265  
**LD:** 03/16/2009 **SD:** 10/01/2009 **\$/SF:** \$375.49  
**Beds:** 3 **Bath To:** 1.00 **LotSF:** 6,300  
**YBl:** 1949 **Prking:** **DOM:** 156  
**Elem:** **Mid:** **High:**

**Property Description:** Nice 3 Bedroom Property On Large R3 Lot ( Check With City ), Live In There Now Close To All Schools And Shopping, Build In The Future....Freshly Painted, Great Floors, Two Car Garage With Alley Access Ready To Move In...Check The Comps Seller Has Priced To Sell !!!



**Addr:** 1741 Arlington Torrance  
**Area:** Old Torrance **MLS #:** S09055844  
**OP:** \$579,000  
**LP:** \$559,000 **SP:** \$547,000 **Apx SF:** 1,574  
**LD:** 05/20/2009 **SD:** 10/02/2009 **\$/SF:** \$347.52  
**Beds:** 3 **Bath To:** 3.00 **LotSF:**  
**YBl:** 2003 **Prking:** Direct Garage Acces **DOM:** 50  
**Elem:** Torrance **Mid:** Madrona **High:** Torrance

**Property Description:** This 4 Yr. Old Free-Standing Townhome Is Now \$559,000! Welcome To Slate And Hardwood Floors, And High Ceilings With Loads Of Natural Light That Is Gently Filtered With Custom Shutters. The Ideal Floor Plan Offers 3 Bedrooms (1 Down, 2 Up) And 3 Full Baths, Formal Dining, A Grand Master Bedroom And Bath, Large Living Room With Fireplace And Attached Garage. Located On The Second Floor Is A Separate Laundry Area, The Master And A Third Bedroom With Its Own Full Bath. Kitchen Maple Cabinets And Granite Counter Tops Accompany Stainless Steel Built In Appliances. Enjoy Your Own Fenced, Landscaped Yard, Too.This Unit Is Better Than New With High Quality Features And Upgrading For Long Lasting Value. City Of Torrance Schools And City Services Make This Home A Best Value. Enjoy The Convenience Of Downtown Old Torrance With Quality Restaurants And Eateries, A Post Office, Major Banks, Bakery, And More. No Hoa Fees-Save Over \$400 Per Month And Enjoy A Detached Home That'S Better Than New!

## Closed Sale Properties



**Addr:** 1340 El Prado 3, Torrance  
**Area:** Old Torrance **MLS #:** S09091809  
**OP:** \$559,000  
**LP:** \$559,000 **SP:** \$550,000 **Apx SF:** 1,392  
**LD:** 08/24/2009 **SD:** 10/27/2009 **\$/SF:** \$395.11  
**Beds:** 3 **Bath To:** 3.00 **LotSF:** 1,598  
**YBl:** 1996 **Prking:** Direct Garage Acces **DOM:** 15  
**Elem:** **Mid:** **High:**

**Property Description:** This Bright And Airy Townhome Is Just Steps From Famous Torrance Bakery And El Prado Park. All The Conveniences Of Living Downtown, But With A Small Town, Homey Feel! Some Features Include A Gated Entry To Front Patio, Three Bedrooms(Third Is Currently Being Used As An Office), 2.5 Bathrooms, Balcony Off The Kitchen With Gas Line Is Great For Bbq, Laundry Inside, Fireplace In Living Room, Vaulted Ceilings And Skylights, Ac, Two Car Attached Garage, And Low Hoa!



**Addr:** 20416 South Vermont 81, Torrance  
**Area:** South East Torrance **MLS #:** 09395925  
**OP:** \$139,900  
**LP:** \$139,900 **SP:** \$139,000 **Apx SF:** 656  
**LD:** 09/03/2009 **SD:** 10/28/2009 **\$/SF:** \$211.89  
**Beds:** 1 **Bath To:** 1.00 **LotSF:** 0  
**YBl:** 1978 **Prking:** Public **DOM:** 25  
**Elem:** **Mid:** **High:**

**Property Description:** Reo...Bank Foreclosure.Very Clean, Beautiful 1 Bedroom Condo, Located At The Ground Floor In A Secure Gated Community, "Ponderosa Pines". Low Hoa Dues (\$240)- With Tons Of Amenities. This Home Features A Walk In Closet In The Master Bedroom, Laminated Floor In Living Room. The Unit Has An In-Line Dsl Hook Up(Installed By At&T) And Is Pre-Wired For An Alarm System. Great For Bachelor Or As A Starter Home. Close To All Schools, Shopping And Every Single Transportation System.



**Addr:** 24225 Huber Torrance  
**Area:** South East Torrance **MLS #:** P700143  
**OP:** \$460,000  
**LP:** \$460,000 **SP:** \$471,000 **Apx SF:** 1,296  
**LD:** 08/20/2009 **SD:** 10/14/2009 **\$/SF:** \$363.43  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 6,160  
**YBl:** 1955 **Prking:** **DOM:** 38  
**Elem:** **Mid:** **High:**

**Property Description:** Outstanding Opportunity! This Gorgeous, Contemporary 3 Bedroom Home Has One And A Half Baths And Features A Great Location. It Is In Good Condition Close To Shopping And Freeways. Not A Short Sale - All Ready To Sell To The Proud New Owner. Newer Kitchen And Baths.

## Closed Sale Properties



**Addr:** 1750 West 244Th Torrance  
**Area:** South East Torrance **MLS #:** S09074541  
**OP:** \$489,000  
**LP:** \$489,000 **SP:** \$489,000 **Apx SF:** 1,405  
**LD:** 07/09/2009 **SD:** 09/29/2009 **\$/SF:** \$348.04  
**Beds:** 4 **Bath To:** 2.00 **LotSF:** 5,450  
**YBlt:** 1953 **Prking:** **DOM:** 27  
**Elem:** **Mid:** **High:** TORRANCE HIGH

**Property Description:** All Residential Area, Surrounded By Well Kept Homes. The Entire Interior Has Been Recently Painted. Beautiful Hardwood Floors Thruout. Kitchen Has Been Updated Stove And Refrigerator Are Included. There Is A Two Car Garage Plus Additional Storage.



**Addr:** 1710 West 235Th Torrance **MLS #:** S09069468  
**Area:** South East Torrance  
**OP:** \$548,500  
**LP:** \$535,000 **SP:** \$535,000 **Apx SF:** 1,502  
**LD:** 06/23/2009 **SD:** 09/30/2009 **\$/SF:** \$356.19  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 5,985  
**YBlt:** 1948 **Prking:** **DOM:** 87  
**Elem:** **Mid:** **High:**

**Property Description:** This Attractive 3 Bedroom 2 Bathroom Home Is Well Maintained With An Appealing Floor Plan. The Front Yard Is Beautifully Landscaped With Newer Paint And Stucco On The Exterior. Newer Dual Pane Vinyl Windows Have Also Been Added. A Nice Sized Living Room Leads To A Dining Area Off The Kitchen. The Open Kitchen Joins The Spacious Family Room With A Decorative Floor To Ceiling Brick Fireplace. The Master Bedroom Enjoys Its Own Private Bathroom And Walk In Closet. The Backyard Is Large And Has A Concrete Patio Off The Family Room. This Property Is Specially Suited For The Homeowner With An Rv Or Boat. An Ample Side Storage Area Connects To The Detached 2 Car Garage Wired For 220. This Is A Great Opportunity For A First Time Buyer To Own This Clean And Maintained Home In The Torrance School District.



**Addr:** 23204 Walnut Torrance **MLS #:** V09089814  
**Area:** South East Torrance  
**OP:** \$535,000  
**LP:** \$535,000 **SP:** \$565,000 **Apx SF:** 1,436  
**LD:** 08/18/2009 **SD:** 10/14/2009 **\$/SF:** \$393.45  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 5,985  
**YBlt:** 1961 **Prking:** Direct Garage Acces **DOM:** 43  
**Elem:** District **Mid:** With **High:** Check

**Property Description:** This Is The Home You've Been Looking For! Sweet 3Br/2Ba W/Large Permitted Family Room (Buyer To Verify) In Breezy Neighborhood. Newly Refinished Beautiful Original Hardwood Floors, Scraped Ceilings, Cathedral Ceilings In Family Room, Fresh Paint, New Vanity In Full Bath, New Tile In Master Bath Shower. New Lighting Fixtures, Ceiling Fans In Every Bedroom And In Kitchen And Family Room. 3.5-Year Old Roof, ~7-Year Old Central Heater W/Enhanced Filtration System. Two-Car Attached Garage W/Direct Entry, New Garage Door. New Carpet In Family Room. Copper Plumbing Coming In (Horizontal Pipes). Sliding Doors To Big Back Patio, Big Fully Fenced Backyard With Lots Of Play Area. Big Side Yard And Storage Shed Too! Torrance School District. Watch Fireworks At Wilson Park From The Frontyard. Clean And Ready To Move In!

## Closed Sale Properties



**Addr:** 2409 West 235Th Torrance  
**Area:** South East Torrance **MLS #:** S09094753  
**OP:** \$625,000  
**LP:** \$625,000 **SP:** \$625,000 **Apx SF:** 1,796  
**LD:** 08/31/2009 **SD:** 10/28/2009 **\$/SF:** \$348.00  
**Beds:** 4 **Bath To:** 2.00 **LotSF:** 6,860  
**YBl:** 1959 **Prking:** Direct Garage Acces **DOM:** 40  
**Elem:** Torrance **Mid:** Hull **High:** Torrance

**Property Description:** Well Maintained Home In Prime Torrance Area. Kitchen Has New Appliances, Hardwood Floors Throughout, New Windows, Nice Back Yard And Patio Area. Large Work/Storage Shed.



**Addr:** 2136 West 236Th Torrance  
**Area:** South East Torrance **MLS #:** S09076467  
**OP:** \$680,000  
**LP:** \$639,000 **SP:** \$639,000 **Apx SF:** 1,778  
**LD:** 07/13/2009 **SD:** 10/23/2009 **\$/SF:** \$359.39  
**Beds:** 3 **Bath To:** 3.00 **LotSF:** 5,775  
**YBl:** 1964 **Prking:** **DOM:** 55  
**Elem:** **Mid:** **High:**

**Property Description:** Priced Reduced. Priced To Sell. 3 Bedroom 2 1/2 Two Story Home. Enjoy This Backyard Pool Home. Approx 1 1/2 Years Ago Pool Was Replastered With A New Heater And Salt Water Filtersystem, Approx. 2 Years Ago New Roof And Exterior Of Home Repainted. Recently New Carpet, Pad, And Vinyl Throughout Home, Interior Painted, Popcorn Removed From All The Ceilings. New Fence On East Side Of Home. Small Playhouse In Back Which Can Be Used For Storage Or Maybe For Your Kids To Play. Large Family Room Leads Out To The Pool Area Where A Gas Outlet Ready For Your Bar-B-Que, Also A Fire Pit In Back Yard. New Garage Door. Japanese Pine Tree In Small Front Court Yard.



**Addr:** 2329 West 233Rd Torrance  
**Area:** South East Torrance **MLS #:** V09089034  
**OP:** \$659,000  
**LP:** \$659,000 **SP:** \$659,000 **Apx SF:** 1,920  
**LD:** 08/16/2009 **SD:** 10/01/2009 **\$/SF:** \$343.23  
**Beds:** 3 **Bath To:** 2.00 **LotSF:** 5,775  
**YBl:** 1967 **Prking:** Driveway, Street **DOM:** 46  
**Elem:** Wood Elementary **Mid:** Hull/Levy **High:** Torrance High

**Property Description:** This Home Is Ready To Move-In And Enjoy! It Has A Beautiful, Open Upgraded Kitchen With Granite Counters And Wood Cabinets / Drawers - An Adjacent Dining Room And Also A Great Family Room With A Fireplace And French Doors That Open To The Private Backyard -The Light And Bright Living Room Also Has French Doors To The Backyard And A Dramatic Archway Opening To The Family Room And Kitchen Area - A Large Master Bedroom With Upgraded Bathroom With Newer Shower And Newer Flooring All Magnificently Redone - An Individual Laundry Room - Newer Double Pane Windows And French Doors - Newer Wall To Wall Carpet And Newer Floors - Newer Roof - And It'S Located On A Wonderful Street, Close To Shopping And Freeways.

## Closed Sale Properties



**Addr:** 2444 West 236Th Torrance  
**Area:** South East Torrance **MLS #:** V09093475  
**OP:** \$699,800  
**LP:** \$699,800 **SP:** \$699,800 **Apx SF:** 1,821  
**LD:** 08/27/2009 **SD:** 10/31/2009 **\$/SF:** \$384.29  
**Beds:** 3 **Bath To:** 3.00 **LotSF:** 5,512  
**YBlt:** 2003 **Prking:** Direct Garage Acces **DOM:** 6  
**Elem:** **Mid:** **High:**

**Property Description:** Beautiful 3 Bedrooms, 2.5 Baths Built In 2003. Light And Bright, Very Spacious Home With Open Floor Plan. Perfect For Entertaining With Separate Living, Dining And Family Rooms. Breathtaking Kitchen With Granite Counter And Stainless Steel Appliances. Separate Master Bedroom With Own Bath. Cozy Family Room With Fireplace And Sliding Glass Door That Opens To The Covered Patio And Back Yard. 2 Car Attached Garage With Direct Access.



**Addr:** 1920 Middlebrook Torrance  
**Area:** South East Torrance **MLS #:** V09083249  
**OP:** \$875,000  
**LP:** \$825,000 **SP:** \$780,000 **Apx SF:** 2,980  
**LD:** 07/30/2009 **SD:** 10/28/2009 **\$/SF:** \$261.74  
**Beds:** 5 **Bath To:** 4.00 **LotSF:** 6,734  
**YBlt:** 1948 **Prking:** Private, Street **DOM:** 51  
**Elem:** John Adams **Mid:** J. H. Hull **High:** Torrance High

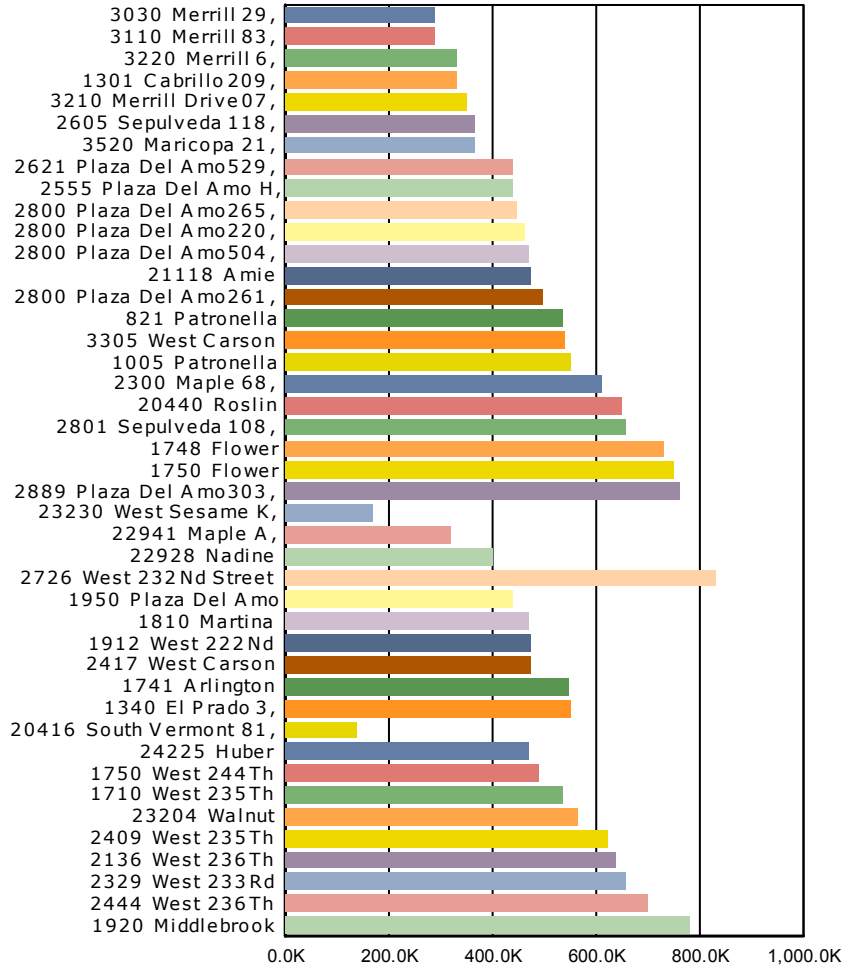
**Property Description:** This Beautifully Maintained Southeast Torrance Home Was Rebuilt In 1999. The Home Has The Warmth Of A Loving Family Home, Plus Pride Of Ownership. There Are Five Bedrooms, Two Masters (One Upstairs With Spa Tub And One Downstairs), Office, Large Family Room With Fireplace Off Gourmet Kitchen With Granite Counter Tops, Stainless Steel Appliances, Convection Oven, Beautiful Cabinetry. There Is A Formal Dining Room And A Breakfast Area Too. Custom Tile Throughout, Custom Wood Blinds And Beautiful Hardwood Floors. There Is Hot Water Recirculating System, Video Intercom And Alarm System. There Is An Enclosed Carport Which Is A Drive Through To The 2 Car Detached Garage In The Back That Has An Attached Laundry, Craft, Workshop. Etc. Room. Beautiful Pool And Spa That Was Installed By Current Owner (Less Than Five Years Old). Located Close To Shopping, Parks, Schools, Freeway And Only A Few Short Miles To The Beaches.

Date: 11/8/2009

# CMA Pro Report

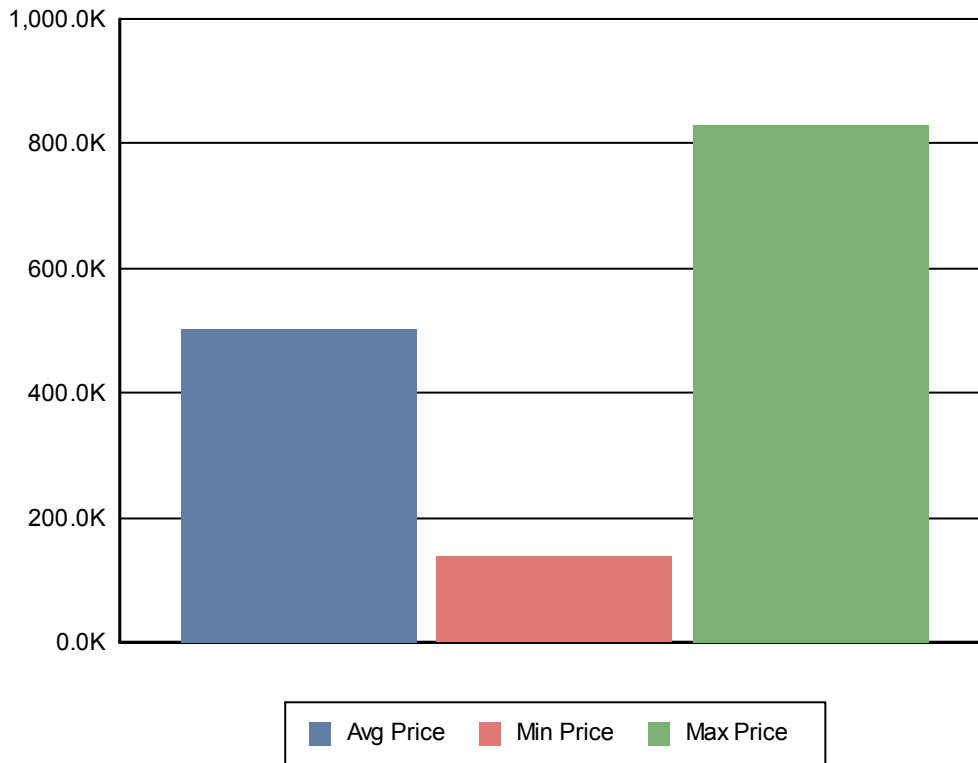
## Closed Sale Properties

Total # of Listings	<b>43</b>
Lowest Price	<b>\$139,000</b>
Highest Price	<b>\$830,000</b>
Average Price	<b>\$502,574</b>
Avg. Price/SqFt	<b>\$332.40</b>
Avg DOM	<b>45</b>



# CMA Pro Report

## Summary Graph/Analysis



### Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Closed Sale	\$139,000	\$830,000	\$502,574	\$332.40
<b>Totals / Averages</b>	<b>\$139,000</b>	<b>\$830,000</b>	<b>\$502,574</b>	<b>\$332.40</b>

### Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
3030 Merrill 29, Torrance	\$285,000	\$290,000	7	%1.75	\$290.00
3110 Merrill 83, Torrance	\$298,500	\$290,000	5	-%2.85	\$233.31
3220 Merrill 6, Torrance	\$310,900	\$329,000	8	%5.82	\$264.68
1301 Cabrillo 209, Torrance	\$331,500	\$331,500	37	%0.00	\$379.29
3210 Merrill Drive 07, Torrance	\$369,000	\$350,000	14	-%5.15	\$250.00
2605 Sepulveda 118, Torrance	\$369,000	\$365,000	57	-%1.08	\$285.38
3520 Maricopa 21, Torrance	\$378,000	\$365,000	34	-%3.44	\$275.89
2621 Plaza Del Amo 529, Torrance	\$444,900	\$438,000	28	-%1.55	\$321.59
2555 Plaza Del Amo H, Torrance	\$448,000	\$438,000	28	-%2.23	\$238.82
2800 Plaza Del Amo 265, Torrance	\$445,000	\$448,000	12	%0.67	\$378.06
2800 Plaza Del Amo 220, Torrance	\$475,000	\$462,000	56	-%2.74	\$389.87
2800 Plaza Del Amo 504, Torrance	\$479,000	\$470,000	98	-%1.88	\$431.99
21118 Amie Torrance	\$625,000	\$475,000	7	-%24.00	\$511.85
2800 Plaza Del Amo 261, Torrance	\$499,900	\$495,000	55	-%0.98	\$388.85
821 Patronella Torrance	\$540,000	\$535,000	26	-%0.93	\$367.19
3305 West Carson Torrance	\$547,500	\$539,000	9	-%1.55	\$332.51
1005 Patronella Torrance	\$549,900	\$549,900	7	%0.00	\$506.35
2300 Maple 68, Torrance	\$609,000	\$612,000	50	%0.49	\$355.61
20440 Roslin Torrance	\$720,000	\$650,000	1	-%9.72	\$298.99

Date: 11/8/2009

# CMA Pro Report

2801 Sepulveda 108, Torrance	\$659,000	\$659,000	14	%0.00	\$328.02
1748 Flower Torrance	\$849,000	\$730,000	199	-%14.02	\$224.62
1750 Flower Torrance	\$869,000	\$750,000	200	-%13.69	\$230.77
2889 Plaza Del Amo 303, Torrance	\$799,000	\$762,500	32	-%4.57	\$271.64
23230 West Sesame K, Torrance	\$171,000	\$171,000	74	%0.00	\$200.70
22941 Maple A, Torrance	\$330,000	\$320,000	23	-%3.03	\$336.84
22928 Nadine Torrance	\$419,000	\$400,000	66	-%4.53	\$353.05
2726 West 232Nd Street Torrance	\$949,000	\$830,000	28	-%12.54	\$345.26
1950 Plaza Del Amo Torrance	\$409,900	\$440,000	19	%7.34	\$268.46
1810 Martina Torrance	\$459,900	\$468,000	76	%1.76	\$326.36
1912 West 222Nd Torrance	\$469,000	\$474,000	34	%1.07	\$419.47
2417 West Carson Torrance	\$485,000	\$475,000	156	-%2.06	\$375.49
1741 Arlington Torrance	\$559,000	\$547,000	50	-%2.15	\$347.52
1340 El Prado 3, Torrance	\$559,000	\$550,000	15	-%1.61	\$395.11
20416 South Vermont 81, Torrance	\$139,900	\$139,000	25	-%0.64	\$211.89
24225 Huber Torrance	\$460,000	\$471,000	38	%2.39	\$363.43
1750 West 244Th Torrance	\$489,000	\$489,000	27	%0.00	\$348.04
1710 West 235Th Torrance	\$535,000	\$535,000	87	%0.00	\$356.19
23204 Walnut Torrance	\$535,000	\$565,000	43	%5.61	\$393.45
2409 West 235Th Torrance	\$625,000	\$625,000	40	%0.00	\$348.00
2136 West 236Th Torrance	\$639,000	\$639,000	55	%0.00	\$359.39
2329 West 233Rd Torrance	\$659,000	\$659,000	46	%0.00	\$343.23
2444 West 236Th Torrance	\$699,800	\$699,800	6	%0.00	\$384.29
1920 Middlebrook Torrance	\$825,000	\$780,000	51	-%5.45	\$261.74
<b>Total Averages</b>	<b>\$519,037</b>	<b>\$502,574</b>	<b>45</b>	<b>%-2.22</b>	<b>\$332.40</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	3030 Merrill 29	1	1.00	1,000	1963	\$285,000	\$290,000	10/16/2009	7
S	3110 Merrill 83	2	2.00	1,243	1964	\$298,500	\$290,000	10/08/2009	5
S	3220 Merrill 6	2	2.00	1,243	1964	\$310,900	\$329,000	10/02/2009	8
S	1301 Cabrillo 209	2	2.00	874	1993	\$331,500	\$331,500	10/29/2009	37
S	3210 Merrill Drive 07	2	2.00	1,400	1964	\$369,000	\$350,000	10/16/2009	14
S	2605 Sepulveda 118	2	2.00	1,279	2003	\$369,000	\$365,000	09/29/2009	57
S	3520 Maricopa 21	2	3.00	1,323	1975	\$378,000	\$365,000	10/30/2009	34
S	2621 Plaza Del Amo 529	2	3.00	1,362	1987	\$444,900	\$438,000	10/29/2009	28
S	2555 Plaza Del Amo H	2	3.00	1,834	1984	\$448,000	\$438,000	10/13/2009	28
S	2800 Plaza Del Amo 265	2	2.00	1,185	1988	\$445,000	\$448,000	10/29/2009	12
S	2800 Plaza Del Amo 220	2	3.00	1,185	1988	\$475,000	\$462,000	10/08/2009	56
S	2800 Plaza Del Amo 504	2	3.00	1,088	1987	\$479,000	\$470,000	10/11/2009	98
S	21118 Amie	2	1.00	928	1950	\$625,000	\$475,000	10/22/2009	7
S	2800 Plaza Del Amo 261	2	3.00	1,273	1988	\$499,900	\$495,000	09/29/2009	55
S	821 Patronella	3	2.00	1,457	1951	\$540,000	\$535,000	10/01/2009	26
S	3305 West Carson	3	2.00	1,621	1955	\$547,500	\$539,000	10/30/2009	9
S	1005 Patronella	3	1.00	1,086	1951	\$549,900	\$549,900	10/09/2009	7
S	2300 Maple 68	3	3.00	1,721	1988	\$609,000	\$612,000	10/16/2009	50
S	20440 Roslin	4	3.00	2,174	1969	\$720,000	\$650,000	10/14/2009	1
S	2801 Sepulveda 108	3	3.00	2,009	1995	\$659,000	\$659,000	10/06/2009	14
S	1748 Flower	5	4.00	3,250	2009	\$849,000	\$730,000	10/29/2009	199
S	1750 Flower	5	4.00	3,250	2009	\$869,000	\$750,000	10/29/2009	200
S	2889 Plaza Del Amo 303	4	3.00	2,807	2002	\$799,000	\$762,500	09/29/2009	32
S	23230 West Sesame K	2	2.00	852	1973	\$171,000	\$171,000	10/16/2009	74

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## CMA Pro Report

S	22941 Maple A	1	2.00	950	1963	\$330,000	\$320,000	10/05/2009	23
S	22928 Nadine	2	2.00	1,133	1963	\$419,000	\$400,000	10/02/2009	66
S	2726 West 232Nd Street	4	3.00	2,404	1965	\$949,000	\$830,000	10/29/2009	28
S	1950 Plaza Del Amo	2	3.00	1,639	1993	\$409,900	\$440,000	10/25/2009	19
S	1810 Martina	2	3.00	1,434	1998	\$459,900	\$468,000	10/02/2009	76
S	1912 West 222Nd	3	2.00	1,130	1925	\$469,000	\$474,000	10/01/2009	34
S	2417 West Carson	3	1.00	1,265	1949	\$485,000	\$475,000	10/01/2009	156
S	1741 Arlington	3	3.00	1,574	2003	\$559,000	\$547,000	10/02/2009	50
S	1340 El Prado 3	3	3.00	1,392	1996	\$559,000	\$550,000	10/27/2009	15
S	20416 South Vermont 81	1	1.00	656	1978	\$139,900	\$139,000	10/28/2009	25
S	24225 Huber	3	2.00	1,296	1955	\$460,000	\$471,000	10/14/2009	38
S	1750 West 244Th	4	2.00	1,405	1953	\$489,000	\$489,000	09/29/2009	27
S	1710 West 235Th	3	2.00	1,502	1948	\$535,000	\$535,000	09/30/2009	87
S	23204 Walnut	3	2.00	1,436	1961	\$535,000	\$565,000	10/14/2009	43
S	2409 West 235Th	4	2.00	1,796	1959	\$625,000	\$625,000	10/28/2009	40
S	2136 West 236Th	3	3.00	1,778	1964	\$639,000	\$639,000	10/23/2009	55
S	2329 West 233Rd	3	2.00	1,920	1967	\$659,000	\$659,000	10/01/2009	46
S	2444 West 236Th	3	3.00	1,821	2003	\$699,800	\$699,800	10/31/2009	6
S	1920 Middlebrook	5	4.00	2,980	1948	\$825,000	\$780,000	10/28/2009	51