

Closed Sale Properties



Addr: 3030 Merrill 15, Torrance
Area: Central Torrance **MLS #:** S09053086
OP: \$289,000
LP: \$289,000 **SP:** \$285,000 **Apx SF:** 1,340
LD: 05/12/2009 **SD:** 09/25/2009 **\$/SF:** \$212.69
Beds: 2 **Bath To:** 2.00 **LotSF:**
YBl: 1963 **Prking:** None **DOM:** 74
Elem: Hickory **Mid:** Madrona **High:** Torrance

Property Description: Ground Floor Unit With Great Potential. Huge Patio. This Co-Op Is In The Process Of Being Converted Into A Condo, Which Should Be Completed By Approximately February Of 2010. The Unit Comes With 2 Car Tandem Garage And Additional Storage. The Unit Is Sold In "As Is " Condition.



Addr: 2940 Carson 223, Torrance
Area: Central Torrance **MLS #:** S09058234
OP: \$299,000
LP: \$299,000 **SP:** \$292,000 **Apx SF:** 819
LD: 05/27/2009 **SD:** 09/21/2009 **\$/SF:** \$356.53
Beds: 2 **Bath To:** 1.00 **LotSF:**
YBl: 1962 **Prking:** Carport Detached **DOM:** 114
Elem: **Mid:** **High:**

Property Description: Decorator Showplace! Not A Co-Op! Not A Short Sale! Two Bedroom, 1 Bath Updated Condominium With Newer Paint, Dual Pane Windows, Plantation Shutters, Counters, Flooring & Appliances. 819 Sq.Ft. Per Tax Rolls. Kitchen Has Breakfast Bar & Eating Area. Living Room With Balcony And View Of Lush Green Grounds. Complex Has Newer Exterior Paint And Roof. \$659.08 Per Quarter Hoa Dues Include Maintenance, Insurance, Basic Cable, Water And Trash. Two Community Laundry Rooms With Shared Clothes Lines. Community Recreation Room With Fireplace & Pool Table. End Row Carport Parking Space (#10) Plus 2 Storage Areas In Front Of Space. Great Central Torrance Location With Del Amo Mall Shops And Restaurants Just A Stroll Away And The Fabulous Tues/Sat Torrance Farmer'S Market Just A Short Distance.



Addr: 3205 Merrill Drive 10, Torrance
Area: Central Torrance **MLS #:** S09078916
OP: \$315,000
LP: \$315,000 **SP:** \$315,000 **Apx SF:**
LD: 07/21/2009 **SD:** 09/25/2009 **\$/SF:**
Beds: 2 **Bath To:** 2.00 **LotSF:**
YBl: 1963 **Prking:** **DOM:** 17
Elem: **Mid:** **High:**

Property Description: One Of The Best Units In The Complex. Two Floors, And A Large Private Patio. This Is A Rare Unit And Rare Layout. Very Desirable Location In Complex. Living Room, Dining Room, Kitchen And Guest Bath Are Downstairs. Upstairs Is Master Bedroom And Bath, And 2Nd Bedroom. Lovely Community, And Walking Distance To The Newly Remodeled Del Amo Mall With Imax Theater, Shops, Bowling Alley (Lucky Strike) And Restaurants. Monthly Fee Includes Property Tax As This Is A Coop And Not Condo. Monthly Fee Is Estimated And To Be Confirmed By Buyer With Management Company.

Closed Sale Properties



Addr: 2563 Plaza Del Amo 110, Torrance
Area: Central Torrance **MLS #:** S09079759
OP: \$339,000
LP: \$339,000 **SP:** \$320,000 **Apx SF:** 943
LD: 07/23/2009 **SD:** 09/25/2009 **\$/SF:** \$339.34
Beds: 1 **Bath To:** 2.00 **LotSF:** 1,851
YBl: 1984 **Prking:** Guest, Subterranean **DOM:** 22
Elem: Fern **Mid:** Madrona **High:** Torrance

Property Description: This Is An Exceptional Floorplan--Very Spacious W/Interesting Design Features. It Has A Very Nice Flow And It'S Light & Bright With Lots Of Windows And The 9 Ft. High Ceilings Add To The Feeling Of Spaciousness. The Den Has Laminate Wood Flooring And A Fireplace And Is Perfect For An Office/Hobby Or Entertainment Area; The Large Master Suite Has A Large Bath Area W/Dual Closets And Mirrored Wardrobe Doors. The Kitchen Has Newer Appliances And A Convenient Laundry Room. The Guest Bath Has A New Kohler Commode; Central Air; Washer/Dryer & Frig. Can Be Included. Windemere Features A Tree-Lined Entry W/24-Security Guards, Rec. Area Includes 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 Facilities; Hoa Includes Water, Hotwater, Heat, Trash, Basic Cable T.V., 24-Hr Security Guards, Landscpaing, Rec. Facilities, Eq Insurance, Reserves And More!



Addr: 2551 Plaza Del Amo J, Torrance
Area: Central Torrance **MLS #:** S09075218
OP: \$429,900
LP: \$429,900 **SP:** \$405,000 **Apx SF:** 1,365
LD: 07/10/2009 **SD:** 08/31/2009 **\$/SF:** \$296.70
Beds: 2 **Bath To:** 2.00 **LotSF:** 1,851
YBl: 1984 **Prking:** Subterranean **DOM:** 13
Elem: Fern **Mid:** Madrona **High:** Torrance

Property Description: One Of The Best Single-Level Floorplans In The Wonderful Windemere Community; This Is A Rare Floorplan, Seldom Available--A Manor Home W/Outside Entry And Has Had Only One Owner Who Absolutely Loves Her Place; Enjoy The Quiet, Private Location Surrounded By Lush Greenery And A Sunny Patio Perfect For Outdoor Entertaining. This Floorplan Boasts A Spacious Living Room W/Fireplace And An Open Kitchen W/New Tile Flooring And Breakfast Bar & A Convenient Laundry Room. New A/C Installed In 2006; The Master Bedroom Features A Large Walk-In Closet W/Closet Organizers And A Large Master Bath W/Dual Vanity Sinks And A Large Oval Tub. All This And Located In The Lovely Resort-Like Community Of Windemere On The Green; Enjoy The Tree-Lined Entry; 24-Hour Security Guards, Lush Landscaping And Wonderful Recreational Facilities With Its Swimming Pools, Spas, Clubhouse, Sport Courts And More. The Hoa Pays For Water, Trash, Hot-Water, Heat, Basic Cable Tv, Eq Insurance, Security Guards And More.



Addr: 2800 Plaza Del Amo 398, Torrance
Area: Central Torrance **MLS #:** V09081394
OP: \$469,000
LP: \$469,000 **SP:** \$460,000 **Apx SF:** 1,088
LD: 07/27/2009 **SD:** 09/09/2009 **\$/SF:** \$422.79
Beds: 2 **Bath To:** 3.00 **LotSF:**
YBl: 1987 **Prking:** Direct Garage Acces **DOM:** 10
Elem: **Mid:** **High:**

Property Description: Unbeatable Location In Popular Summerwind Complex. Sunny And Bright; East/West Facing; Pool, Garden Or Green Belt Views From All Rooms; Cooling Cross Winds Naturally Flow And Refresh Interior; Pristine Condition With Neutral Colored Berber Carpeting; Gleaming White Kitchen Counters W/Honey Toned Cabinets. Malibu Plan With Two Master Suites; Huge Closets; High Vaulted Ceilings; Laundry Room; Carpeted Bonus Room Attached To Two Car Garage; Newer Forced Air Heater; Association Dues Are Only \$270 Per Mo. Includes Water, Trash, Earthquake Insurance & Outside Maintenance. Amenities Include Security Gate; 3 Pools; 3 Jacuzzis And A Playground.

Closed Sale Properties



Addr: 3432 Del Amo Torrance
Area: Central Torrance **MLS #:** S09068962
OP: \$539,000
LP: \$539,000 **SP:** \$527,500 **Apx SF:** 1,657
LD: 06/23/2009 **SD:** 09/03/2009 **\$/SF:** \$318.35
Beds: 3 **Bath To:** 3.00 **LotSF:**
YBlt: 1974 **Prking:** Direct Garage Acces **DOM:** 43
Elem: Victor Elem **Mid:** **High:** West Hlgh

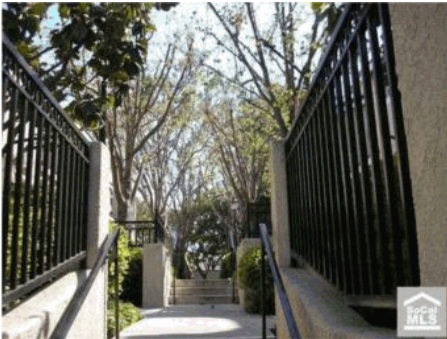
Property Description:
Lrge, Move-In Ready Townhouse

Dwnstrs: Liv Rm W Fp, Fml Din Rm, 1/2 Bath & Kitchen, Remod In 2008 W Quality Beech Wood Cabinetry, Ss Appl, Gran Ctrs, Rec Lights, Cool B'Fast Island, Bbq Patio. Pergo Flooring, New Dual Pane Windows & Sliding Drs. Lg Patio In Front.

Upstrs: Storage Galore. Mstr Br W Sep Den-Perfect For Ofc Or Nursery. Hall Bath W Jacuzzi Tub. 2 Addtl Spacious Br'S, One Decorated W Brite Colors & Murals For Princess, The Other W Skulls, Bones & Other Paraphernalia For True Pirate/Caribbean. Furn Negotiable.

Complex Loc Nxt To 10-Acre Delthorne Park-Trails, Playgrounds, Basketball Courts & Mature Trees. Hoa Covers: Pool, Jacuzzi, Sauna, Gym, Club House, Water, Trash, Cable Plus Wonderful Landscaping Thru-Out. Short Jog To Freeways, Beach & Desirable West Torrance Schools.

Sellers Relocating Out Of State -Will Leave All Appliances, Incl W/D-Some Furn Negotiable. Perfect If You Want A Home Where You Aren'T Required To Do Any Work.



Addr: 2300 Maple 224, Torrance **MLS #:** Y902599
Area: Central Torrance
OP: \$590,000
LP: \$531,000 **SP:** \$535,000 **Apx SF:** 1,738
LD: 05/22/2009 **SD:** 09/29/2009 **\$/SF:** \$307.83
Beds: 3 **Bath To:** 3.00 **LotSF:** 2,840
YBlt: 1988 **Prking:** Guest **DOM:** 77
Elem: **Mid:** **High:**

Property Description: Home Features 3 Bedroom 2.5 Bathrooms. Tri Level Home. Located In Gated Community At The Chantelaine Community. Bonus Room/Office Or Storage Area In The Large Attached Garage. Green Belt View With Lots Of Trees. Private Patio. End Unit. 2 Minute Walk To The Association Community Pool And Club House. Master Bedroom And Master Bath With 2 Closets. Formal Dining Room, Dining Area Also Off Kitchen, And Seperate Breakfast Nook Area. Large Living Room With Cathedral Ceilings And Fireplace. Wonderful View Of Landscaping/Greenbelt Area.



Addr: 1319 Hickory Torrance **MLS #:** S09061150
Area: Central Torrance
OP: \$599,000
LP: \$599,000 **SP:** \$560,000 **Apx SF:** 1,261
LD: 06/04/2009 **SD:** 09/18/2009 **\$/SF:** \$444.09
Beds: 3 **Bath To:** 1.00 **LotSF:** 5,356
YBlt: 1951 **Prking:** Direct Garage Acces **DOM:** 77
Elem: Fern **Mid:** Madrona **High:** Torrance

Property Description: Adorable "Torrance Gardens" Home. Beautiful Hardwood Floors, Forced Air Heating And Newer 40 Year Roof. Wonderful Eat-In Kitchen With Dishwasher, Stove, & Fridge. Washer And Dryer Also Included. Attached Garage With Roll Top Door, Opener, And Direct Access To Home. Nicely Landscaped Front And Backyard. Schools, Park, And Mall Nearby, Fantastic Location!

Closed Sale Properties



Addr: 2801 Sepulveda 123, Torrance
Area: Central Torrance **MLS #:** S09075268
OP: \$563,805
LP: \$563,805 **SP:** \$610,000 **Apx SF:** 1,889
LD: 07/10/2009 **SD:** 09/09/2009 **\$/SF:** \$322.92
Beds: 3 **Bath To:** 3.00 **LotSF:** 3,358
YBl: 1996 **Prking:** **DOM:** 7
Elem: **Mid:** **High:**

Property Description: Affordable Bank Owned! 3 Bedroom 3 Bathroom End Unit Town Home In "La Terrazza". Good Location In Complex. Master Bedroom And Master Bathroom. Attached 2 Car Garage With Plenty Of Room For Storage. Needs Some TLC Like Paint And Carpet. Private Patio Perfect For Bbqing. Close To Schools, Shopping, Schools, And Freeways.



Addr: 2300 Maple 35, Torrance **MLS #:** S09081040
Area: Central Torrance
OP: \$619,000
LP: \$619,000 **SP:** \$610,000 **Apx SF:** 1,713
LD: 07/27/2009 **SD:** 09/11/2009 **\$/SF:** \$356.10
Beds: 3 **Bath To:** 3.00 **LotSF:** 2,840
YBl: 1989 **Prking:** Direct Garage Acces **DOM:** 10
Elem: **Mid:** **High:**

Property Description: Chatelaine Is An Inviting Gated Community And Is Centrally Located By The Del Amo Mall, Schools, Grocery Stores, And Restaurants.

Features, With Many Upgrades, Incl. Freshly Painted Through Out And Garage Area, Beautiful Laminated Wood Floor, Marble Floor, Plantation Wood

Shutters, Newer Shower Door, Master Bath Mirror, Extra Storage Space In Garage Area. Large Master Bedroom With 2 Closets And Cathedral Ceilings. Formal Living Room Is Located On The First Level With An Attached Patio Area For Relaxing Outside, Cathedral Ceilings, And A Beautiful Fireplace. Formal Dining Room Is Just A Few Steps Up From The Living Room. One Bedroom Located On The First Floor And 2 Bedrooms Are Located On The Second Floor. It Is In Beautiful Condition Inside With Plenty Of Natural Lighting. The Second Floor Includes A Sitting Area That Overlooks The Nature Center Across The Street.



Addr: 20514 Madison Torrance **MLS #:** V09077738
Area: Central Torrance
OP: \$710,000
LP: \$710,000 **SP:** \$677,000 **Apx SF:** 2,066
LD: 07/17/2009 **SD:** 09/30/2009 **\$/SF:** \$327.69
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,940
YBl: 1958 **Prking:** Garage Door Opener, **DOM:** 64
Elem: **Mid:** **High:** West High

Property Description: Wonderful 3Br Home With Great Floor Plan In The Boundaries For West High School. Inviting Living Room With Plantation Shutters, Fireplace And Hardwood Floors. The Kitchen Has Been Remodeled With Custom Maple Cabinets, Built In Appliances, Greenhouse Window And Decorator Ceramic Tile Counters. Huge Family Room With Vaulted Ceilings, And Multiple Ceiling Fans. Big Separate Laundry Room With Additional Storage. Attractively Updated Bathrooms. Located In Highly Desirable And Award Winning Torrance School District.

Closed Sale Properties



Addr: 1742 Fern Torrance
Area: Central Torrance
OP: \$849,000
LP: \$849,000
LD: 07/14/2009
Beds: 4
YBl: 2006
Elem:

SP: \$805,000
SD: 09/21/2009
Bath To: 4.00
Prking: Direct Garage Acces
Mid:

MLS #: S09076284
Apx SF: 2,254
\$/SF: \$357.14
LotSF: 7,500
DOM: 27
High:

Property Description: Beautiful Newer Spanish Home In A Great Neighborhood. A Must See Back Home Of A Two On A Lot With All The Charm And Detail You Could Ask For! Photos Were Taken Of The Front Home That Sold In 2006. All Measurements Are Identical, But This Back Home Has More Upgrades! Wood Windows And Doors, Distressed Wood Beamed Ceiling. Carrara Marble Counter Tops And All Stainless Steel Kitchen Aid Appliances With Travertine Flooring. Spacious Living Room With Fireplace Is Open To The Kitchen And Dining Area. Fourth Bedroom Is Currently Being Used As An Office. Interior Laundry Room, And Central-Vac. Large Enclosed Back Patio Has Built-In Stainless Steel B-B-Q.



Addr: 24410 Crenshaw 215, Torrance
Area: South East Torrance - West
OP: \$239,000
LP: \$239,000
LD: 04/01/2009
Beds: 2
YBl: 1987
Elem:

SP: \$239,000
SD: 09/14/2009
Bath To: 2.00
Prking: Gated, Guest, Subter
Mid:

MLS #: S09038967
Apx SF: 1,061
\$/SF: \$225.26
LotSF: 1,119
DOM: 142
High:

Property Description: Sunset Gardens Complex-Corner Unit-Sliding Glass Doors Look Out To P.V. Hills / Lights. Two Master Suites, One Master Has Full Bath. One Master Has 3/4 Bath. Washer / Dryer Hook-Ups In Hallway Off Bedroom. Community Indoor Pool Heated, Jacuzzi, Exercise Room, Large Recreation Room. Outdoor Shuffle Board, Putting Green. Elevator Convenient, So Using The Stairs Isn'T Necessary. Water, Gas, Trash, Insurance Included In The Hoa'S. Guest Parking. Gated Bldg. With Intercom. Please Note This Is A 55+ Complex, 2Nd Resident May Be 45+



Addr: 3120 Sepulveda 109, Torrance
Area: South East Torrance - West
OP: \$294,800
LP: \$279,900
LD: 03/28/2009
Beds: 2
YBl: 2002
Elem:

SP: \$279,000
SD: 09/18/2009
Bath To: 2.00
Prking: Structure
Mid:

MLS #: S09036507
Apx SF: 806
\$/SF: \$346.15
LotSF: 47,951
DOM: 165
High:

Property Description: Off Of Sepulveda, Secure Newer Senior Condo, Walk To Market, Restaurants And Shops. 2 Bdrm

And 2 Bath. Open Floor Plan With 9 Ft High Ceilings, Upgraded

Kitchen With Granite Counters. Great Community Includes 2 Elevators And Free Laundry Facility For

Residents. Energy Efficient A/C And Heating. Swimming Pool And

Spa. One Occupant Must Be At Least 55 Yrs Old. Rare W/ Two Assigned

Parking Space, Near Entrance. Pets Ok.

Closed Sale Properties



Addr: 22905 Nadine A, Torrance
Area: South East Torrance - West
OP: \$348,500
LP: \$328,500
LD: 07/01/2009
Beds: 2
YBl: 1963
Elem:

SP: \$320,000
SD: 09/17/2009
Bath To: 2.00
Prking: Structure
Mid:

MLS #: S09071538
Apx SF: 950
\$/SF: \$336.84
LotSF:
DOM: 78
High:

Property Description: Desirable 'New Horizons' Lower Level, Condominium (No Stairs). Corner Unit For Privacy With Lots Of Guest Parking Out Front. Also, Easy Trash Can Access. Private And Cozy Patios In Front And Back. All Freshly Painted, New Kitchen Floor And Overhead Lighting. Spacious Two Bedrooms (Or One Bed. And Den) With One And Half Baths. All Newly Painted And New Floor In Kitchen With Overhead Lighting. Close To Clubhouse, Wood Working Shop, Pool, Spa And Tennis Courts. View Of Attractive Golf Course And Putting Green. Don'T Miss This One, It Is Lovely!! Senior Complex 55+ With Spouse Being Any Age. Other Person Living In Complex Must Be 45+.



Addr: 22739 Nadine A, Torrance
Area: South East Torrance - West
OP: \$325,000
LP: \$325,000
LD: 08/05/2009
Beds: 2
YBl: 1963
Elem:

SP: \$325,000
SD: 09/25/2009
Bath To: 2.00
Prking: Structure
Mid:

MLS #: S09085078
Apx SF: 1,117
\$/SF: \$290.96
LotSF: 4,491
DOM: 4
High:

Property Description: Best Priced, Best Deal! First Floor!!

New Horizons Is A Condo For Those Age 55+. Beautiful Community With Many Amenities: 2 Swimming Pools, 9-Hole Golf Course, Tennis Court, Clubhouse With Many Activities And Clubs. Relax And Really Live After Work Or During Retirement, Whatever Your Status.



Addr: 2654 West 225Th Torrance
Area: South East Torrance - West
OP: \$689,000
LP: \$669,000
LD: 08/05/2009
Beds: 3
YBl: 1960
Elem:

SP: \$665,000
SD: 09/14/2009
Bath To: 2.00
Prking:
Mid:

MLS #: S09084906
Apx SF: 1,470
\$/SF: \$452.38
LotSF: 6,000
DOM: 40
High:

Property Description: What A Great Hickory Neighborhood Home. Recently Remodeled And Beautifully Maintained With Great Curb Appeal. Spacious Open Floorplan - Living Room With Brand New Carpet, Fireplace, Recessed Lighting And Built-In Entertainment Center. Gourmet Kitchen With Maple Cabinets, Maple Floorings, New Appliances And Under Cabinet Lighting. Master Suite With Remodeled Bath- Travertine And Marble. Second Bath Has Been Nicely Updated. French Doors Open To A Private Backyard With Brick Patio And Built-In Spa - Great For Entertaining. 2 Car Attached Garage With Finished Attic For Lots Of Storage. Newer Forced Air Heater, Copper Plumbing And Dual Panned Windows Through-Out. Walk To Dining, Shopping And Schools.

Date: 10/27/2009

CMA Pro Report

Closed Sale Properties



Addr: 22825 Madison Torrance		
Area: South East Torrance - West		MLS #: S09070806
OP: \$739,000		
LP: \$739,000	SP: \$720,000	Apx SF: 2,213
LD: 06/30/2009	SD: 09/04/2009	\$/SF: \$325.35
Beds: 4	Bath To: 2.00	LotSF: 6,046
YBl:	Prking:	DOM: 75
Elem: Arnold	Mid: Calle Mayor	High: South High

Property Description: Great Family Home- 4 Bedrooms 2 Upstairs & 2 Down. Large Family Room Which Opens Onto Back Yard. Attic Has Been Finished To Use As Play Room, Office Etc. Close To Shopping, Restaurants And Schools - South High School.



Addr: 22616 Benner Torrance		
Area: South East Torrance - West		MLS #: S09076995
OP: \$818,000		
LP: \$818,000	SP: \$750,000	Apx SF: 1,991
LD: 07/15/2009	SD: 09/11/2009	\$/SF: \$376.70
Beds: 3	Bath To: 3.00	LotSF: 6,000
YBl: 1963	Prking: Direct Garage Acces	DOM: 28
Elem: HICKORY	Mid: MADRONA	High: TORRANCE

Property Description: Sharp 3 Bedroom 2.75 Bath Home On A Great Street In The Marble Estates Area - Move-In-Condition - Open Kitchen With Tile Counters, Built-Ins, Lots Of Cabinets & Eating Area - Spacious Living Room With Stone Fireplace & Formal Dining Area - Private Master Bedroom With Bath & His And Her Closets - All Bed Rooms Upstairs - Nice Step Down Family Room With Direct Yard Access - Newer Windows & Sliding Doors - Great Yard With Two Areas, Patio & Lawn All For Outdoor Enjoyment - What Are You Waiting For?

Closed Sale Properties



Addr: 2919 West 226Th Torrance
Area: South East Torrance - West **MLS #:** S09077433
OP: \$1,058,000
LP: \$1,058,000 **SP:** \$1,075,000 **Apx SF:** 3,720
LD: 07/13/2009 **SD:** 09/15/2009 **\$/SF:** \$288.98
Beds: 5 **Bath To:** 4.00 **LotSF:** 9,630
YBlt: 1963 **Prking:** Direct Garage Acces **DOM:** 59
Elem: TORRANCE **Mid:** MADRONNA **High:** HICKORY

Property Description: This Stunning Executive Home Was Entirely Redesigned And Completely Remodeled. Over 1,600 Sq Feet Of Luxury Was Added To Bring The Total Space To 3,720 Sq Feet. Every Architectural Enhancement Was Tastefully Implemented From The Vaulted Ceilings To The Numerous Skylights. Five Spacious Bedrooms And Four Deluxe Bathrooms Provide Ample Room For A Large Family And/Or Guests. Three Fireplaces Enhance The Family Room, Living Room, And Master Bedroom. In Fact, There Are 2 Master Suites, One Of Which Is Currently A Large Office And Den. The Features Are Almost Too Numerous To Mention, But Here Is A Partial List:

- Custom Hardwood Cabinetry
- Double Convection Oven And Microwave
- Warming Drawer
- Instant Hot Water
- Sub-Zero Refrigerator
- Vaulted Ceiling And Skylights
- Marble Walk-In Steam Shower
- Oval Spa Tub
- Large Walk-In Closet
- Heated And Filtered Pool
- Custom Bar With Built-In Refrerator
- Custom Hardwood Floors



Addr: 2742 Cabrillo 208, Torrance
Area: Old Torrance **MLS #:** V08123277
OP: \$269,900
LP: \$249,900 **SP:** \$245,000 **Apx SF:** 711
LD: 08/25/2008 **SD:** 09/21/2009 **\$/SF:** \$344.59
Beds: 1 **Bath To:** 1.00 **LotSF:** 15,682
YBlt: 2007 **Prking:** Parking Space, Subte **DOM:** 316
Elem: **Mid:** **High:**

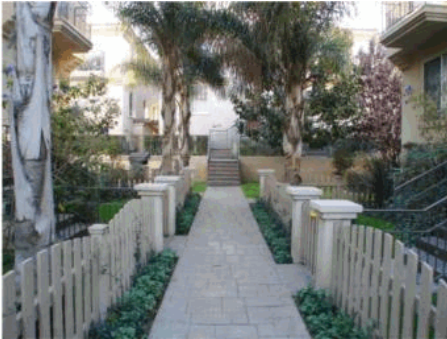
Property Description: The Meridian At Cabrillo- This Spectacular, Brand New Condominium Complex Is Built Around A Central Courtyard, Featuring Forty-Four Luxurious Condominiums. Designed Exclusively For Seniors 55 And Above, This Intelligent Floorplan Features 1 Bedroom, Plus A Den, And 1 Bath, Gourmet Kitchen With Granite Counters, Private Laundry In Each Unit, High Ceilings, Air-Conditioning, Dual-Paned Windows, Private Balcony And Much More. The Complex Offers A Gated Subterranean Garage With One Parking Space For 1-Bedroom Unit, Bubbling Fountains, A Community Room With Fireplace, Kitchen, Big Screen Tv And Lots Of Room To Relax. An Upscale Fitness Center To Work Up A Sweat. There Is An Elevator From The Ground Floor/Garage To All Levels Of The Building. Each Unit Is One Level. *** All Offers Need To Be On New Construction Purchase Agreement (Ncpa) Also Call We Will Send You The Disclosure Statement And Public Report Which Needs To Be Signed And Submit With Offer.

Closed Sale Properties



Addr: 2367 Jefferson 221, Torrance
Area: Old Torrance **MLS #:** S09045152
OP: \$389,000
LP: \$299,000 **SP:** \$299,000 **Apx SF:** 1,017
LD: 04/20/2009 **SD:** 09/04/2009 **\$/SF:** \$294.00
Beds: 1 **Bath To:** 1.00 **LotSF:**
YBl: 2007 **Prking:** Subterranean **DOM:** 135
Elem: **Mid:** **High:**

Property Description: Spectacular New 55 + Senior Community, Extra Large End Unit With Den And The Largest Balcony In The Complex Featuring Exceptional Pv/Park Views. Parkview Court In Torrance Is A Brand New 55 + Senior Community, Overlooking Wilson Park, Ready For Immediate Occupancy. This One Bed + Gorgeous Den Has Great Corner View. Granite Kitchen Tops, Stainless Steel Appliances, Travertine Finishes In Bathroom Private Balcony & In Home Washer & Dryer. Community Features Gated Resident Parking, Expansive Central Courtyard, Fitness Center & Clubhouse.



Addr: 813 Van Ness C, Torrance
Area: Old Torrance **MLS #:** S09041180
OP: \$399,000
LP: \$399,000 **SP:** \$415,000 **Apx SF:** 1,483
LD: 04/08/2009 **SD:** 09/16/2009 **\$/SF:** \$279.84
Beds: 3 **Bath To:** 3.00 **LotSF:** 6,647
YBl: 2000 **Prking:** Direct Garage Acces **DOM:** 20
Elem: **Mid:** **High:**

Property Description: ** Torrance School District.** Located Next To The Historic Downtown Torrance . Bright End Unit With Direct Access Frm 2-Car Garage And Seperate Laundry Rm & Spacious Storage Rm Next To The Garage Entry. Well Maintained Complex W/ Low Hoa. This Is A Short Sale Price , Closing Cost & Agents Commissions Are Subject To Bank Approval . For Showing Instruction ** See Agent Remarks.



Addr: 1952 Plaza Del Amo Torrance
Area: Old Torrance **MLS #:** S09028696
OP: \$469,000
LP: \$469,000 **SP:** \$435,050 **Apx SF:** 1,573
LD: 03/09/2009 **SD:** 09/30/2009 **\$/SF:** \$276.57
Beds: 2 **Bath To:** 3.00 **LotSF:** 0
YBl: 1993 **Prking:** Direct Garage Acces **DOM:** 205
Elem: **Mid:** **High:**

Property Description: This Is A Rare Opportunity To Own A Gorgeous End-Unit Townhouse In A Small 3-Unit Complex. What A Great Central Torrance Location! Close To Schools & Wilson Park (Farmers Market And Firework!) Great Floor Plan-Both Bedroom W/ Own Bathrooms. Master Has Double Sinks And Separate Shower& Tub, Walk-In Closet And Large Balcony With French Doors. Step Down To The Living Room With Fireplace. Enclosed Private Patio. 2 Car Attached Garage W/Direct Access Plus Extra 2 Car Parking Area. This Home Has Plenty Of Storage. Shows Well....

Closed Sale Properties



Addr: 1021 Portola Torrance
Area: Old Torrance
OP: \$440,000
LP: \$440,000
LD: 03/25/2009
Beds: 3
YBl: 2004
Elem:

SP: \$440,000
SD: 09/14/2009
Bath To: 3.00
Prking: Direct Garage Acces
Mid:

MLS #: V09034935
Apx SF: 1,379
\$/SF: \$319.07
LotSF: 4,801
DOM: 84
High:

Property Description: Charming Old Torrance Craftsman Style Home With Cathedral Ceilings In Upstairs Bedrooms And Extensive Use Of Travertine Flooring In Downstairs Entertaining Areas And Bathrooms. Private Detached Rear Unit Is One Of "Two On A Lot" Built In 2004. Open Kitchen With Stainless Steel Appliances And Granite Counters. Beautiful Private Fenced Yard. Alley Access To The Attached Double Garage With Direct Access Into The House. Great Location - Walk To Shops And Restaurants.



Addr: 2700 Arlington 112, Torrance
Area: Old Torrance
OP: \$498,800
LP: \$498,800
LD: 05/31/2009
Beds: 2
YBl: 1982
Elem: Torrance Elementar

SP: \$460,000
SD: 09/24/2009
Bath To: 3.00
Prking: Garage Door Opener,
Mid: Hull Middle

MLS #: S09059872
Apx SF: 1,709
\$/SF: \$269.16
LotSF:
DOM: 97
High: Torrance High

Property Description: Torrance School District! Currently The Largest 2 Bed + Loft, Spacious End Unit, Available, Over 1,700 Sq.Ft & View! Small Gated 15 Unit Quiet Complex. Open Floor Plan, Bright Sunshine Through Skylights & Many Windows. Formal Dining Area, Large Kitchen W/Breakfast Nook & French Doors Opening On An Inviting Private Patio. Warm Living Area With Cozy Brick Fireplace, Hardwood Floor, French Doors Opening On Balcony With Pastoral Views. Spacious Master Bedroom Suite With Cathedral Ceiling, Double Extra-Large Closets And Bathroom W/Dual Sinks And Built In Vanity Area. Bright Open Loft On 2Nd Floor Could Be Used As A Den, Office, Playroom Or Easily Converted To A Third Bedroom. Inside Separate Laundry Room With Additional Pantry. Low Hoa Include Water And Cable Too! Clean And Ready To Move In. Washer, Dryer, Refrigerator Included! Secured Subterranean Parking 2 Side By Side Parking Spaces, Additional Storage. Sellers Will Credit For Paint... Buyers To Verify All Information.



Addr: 1836 San Ardo Torrance
Area: Old Torrance
OP: \$599,000
LP: \$524,900
LD: 05/04/2009
Beds: 3
YBl: 1956
Elem:

SP: \$512,000
SD: 09/01/2009
Bath To: 2.00
Prking:
Mid:

MLS #: S09049761
Apx SF: 1,475
\$/SF: \$347.12
LotSF: 5,100
DOM: 76
High:

Property Description: Huge Price Reduction! Looking For A Torrance Home On A Cul-De-Sac With A Pool? How About With A New Roof And New Windows? Would You Care To Entertain Outdoors Using Your Built In Bbq? How About Watch Your Family And Friends Swim From Your Enclosed Porch With Wet Bar? This Is A "Story Book" Style Home With Hardwood Floors, Brick Fireplace, Great Floor Plan And Indoor Bbq. Even The Termite Work Has Been Completed. Not An Reo Or Shortpay...No Drama.

Closed Sale Properties



Addr: 1601 El Prado Torrance
Area: Old Torrance **MLS #:** S09048611
OP: \$698,000
LP: \$569,000 **SP:** \$545,000 **Apx SF:** 1,574
LD: 04/30/2009 **SD:** 09/17/2009 **\$/SF:** \$346.25
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,785
YBl: 1947 **Prking:** Driveway, Private **DOM:** 100
Elem: Fern **Mid:** Madrona **High:** Torrance

Property Description: A Charming Custom Home On A Corner Lot Located In Historical Old Torrance – 3 Good Sized Bedrooms And 1 3/4 Bathrooms, Features: Great Curb Appeal, Kitchen Has Granite Counter Tops With Youngstown Cabinets, Open Living Room (With Beautiful Stone Fireplace) Leads Into The Family Room With Fireplace And Open Beam Ceiling - That Over Looks The Serene Patio And Backyard, Formal Dining Room, Hardwood Floors, Ceiling Fans, Plantation Shutters, Private Front And 2 Back Yards Patios, Professional Landscaped Front And Back Yards With Mature Trees, Including A Lime Tree, Additional Storage Area In Attic. Detached 2 Car Garage (3/4 Bath, Finished Walls, 2 Skylights, Tile Floor, Open Beams Ceiling W/Fan, Ample Storage Area, And French Doors That Lead To Private Patio - No Permit), A Must See... Close To Schools, Parks, Churches, Shopping, And Restaurants. Don'T Miss This Amazing Opportunity!



Addr: 2317 Sonoma Torrance
Area: Old Torrance **MLS #:** S09063050
OP: \$589,500
LP: \$567,900 **SP:** \$553,900 **Apx SF:** 1,242
LD: 06/09/2009 **SD:** 09/18/2009 **\$/SF:** \$445.97
Beds: 3 **Bath To:** 1.00 **LotSF:** 4,500
YBl: 1930 **Prking:** Garage Door Opener **DOM:** 89
Elem: **Mid:** **High:**

Property Description: Located In The Sought After Old Town Torrance Area On A Quiet Tree Lined Street. This 3 Bedroom 1 Bath With Separate Closed In Shower, Eat In Kitchen, Formal Dining Area, Separate Laundry Room, Hardwood Floors, Original Wood Windows And Doors, And A Fire Place That Uses Gas Or Wood. This Spanish Style Home, With It'S Uniqe Charm, And Outside Entertainment Area Is A Must See! Being In The Torrance Unified School District And Close To Parks And Shopping It Is Perfect For The Whole Family. It Is Turnkey Ready!!!



Addr: 1504 Beech Torrance
Area: Old Torrance **MLS #:** S09071315
OP: \$550,000
LP: \$550,000 **SP:** \$555,000 **Apx SF:** 1,463
LD: 07/01/2009 **SD:** 09/03/2009 **\$/SF:** \$379.36
Beds: 2 **Bath To:** 2.00 **LotSF:** 5,597
YBl: 1927 **Prking:** Garage Door Opener, **DOM:** 59
Elem: **Mid:** **High:**

Property Description: Back On The Market, Buyers Got Cold Feet. Their Loss Is Your Gain. Beech Is One Of The Wonderful Tree-Covered Streets In Old Torrance And 1504 Beech Is One Of The Spanish Beauties That Make Old Torrance A Great Place To Live. Lovingly Cared For By The Owners Since 1975, They Added (With Permits- Buyer To Verify) A Large Master With Bath, Upgraded Heating And Some Electric & Plumbing And Remodeled Kitchen With Real Wood Cabinets Upon Purchase. Also, They Removed Original Garage, Added A True 2 Car Garage Accessed Via Alley. Formal Living Room With Fireplace And Formal Dining Room Give You Room To Move. Coved Ceilings, Arched Windows And Doorways And Stained Glass Windows Add To The Charm And Appeal Of This Wonderful Home. Large Yard With Working Fountain And New, Wood Fence With South Side Neighbor Make For A Lovely Retreat. Owner Reports Hardwood Floors Under Carpet In Lr, Dr, Fam Rm And One Bedroom. Some Cosmetics Needed. Best Deal In Old Torrance. Priced To Sell Fast!

Closed Sale Properties



Addr: 1614 Acacia Torrance
Area: Old Torrance
OP: \$639,000
LP: \$629,000
LD: 03/23/2009
Beds: 2
YBl: 1929
Elem:

SP: \$620,000
SD: 09/24/2009
Bath To: 2.00
Prking: Street, RV Access/P
Mid:

MLS #: S09033977
Apx SF: 1,699
\$/SF: \$364.92
LotSF: 5,600
DOM: 140
High:

Property Description: Great Home On Tree Lined Street In Old Torrance. Tons Of Curb Appeal, And Charming Backyard. New Kitchen And Appliances, As Well As Remodeled Bathroom. Master Bath Has Large Shower. New Windows Throughout. Large Permitted Den With Fireplace, Wet Bar, And Double Door Entrance To Garden Like Backyard. Two Car Garage And Extra Storage With Alley Access. Gated Rv Parking Has Alley Access Also. New Sewer Line, Copper Plumbing, And Upgraded Electical.



Addr: 2370 West 239Th Torrance
Area: South East Torrance
OP: \$459,800
LP: \$459,800
LD: 05/07/2009
Beds: 3
YBl: 1961
Elem:

SP: \$485,000
SD: 09/09/2009
Bath To: 3.00
Prking:
Mid:

MLS #: S09051474
Apx SF: 1,597
\$/SF: \$303.69
LotSF: 8,190
DOM: 1
High:

Property Description: Great Potential! Large Three Bedroom House With Many Upgrades! Features Include, Large Backyard, Enclosed Patio, Gated Front Yard, Two Car Attached Garage, And Bonus Room Downstairs.



Addr: 24321 Falena Torrance
Area: South East Torrance
OP: \$742,500
LP: \$695,500
LD: 05/08/2009
Beds: 4
YBl: 1964
Elem: Adams

SP: \$680,000
SD: 09/28/2009
Bath To: 3.00
Prking: Direct Garage Acces
Mid: Levy / Hull

MLS #: V09052022
Apx SF: 2,100
\$/SF: \$323.81
LotSF: 6,530
DOM: 143
High: Torrance High

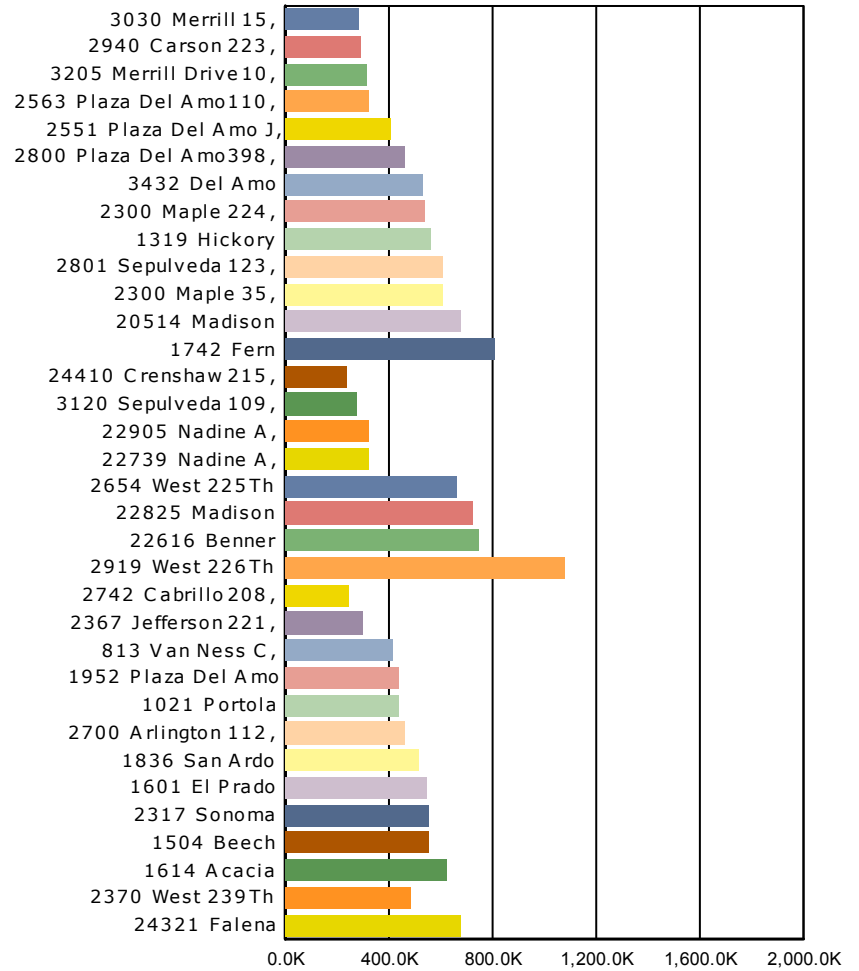
Property Description: Turnkey!Ready For You To Move In And Enjoy. Kitchen Has Been Upgraded With Newer Cabinets, Granite Counters And Newer Flooring. Plus A Walkin Pantry- All Bathrooms Have Been Upgraded - There'S A Big Master Bedroom On The Main Floor With A 3/4 Bath - All Bedrooms Have Mirrored Closet Doors And Ceiling Fans - The Large Upstairs Bedroom Can Be Made Back Into 2 Bedrooms Making This Home A 5 Bedroom - Interior Doors Have Been Replaced - There'S Recessed Lighting - Ceilings Are Now Smooth - Located On A Wonderful Cul-De-Sac - It Has Direct Access To The Garage - A Large Grassy Side Yard - And It'S A Great Location!

Date: 10/27/2009

CMA Pro Report

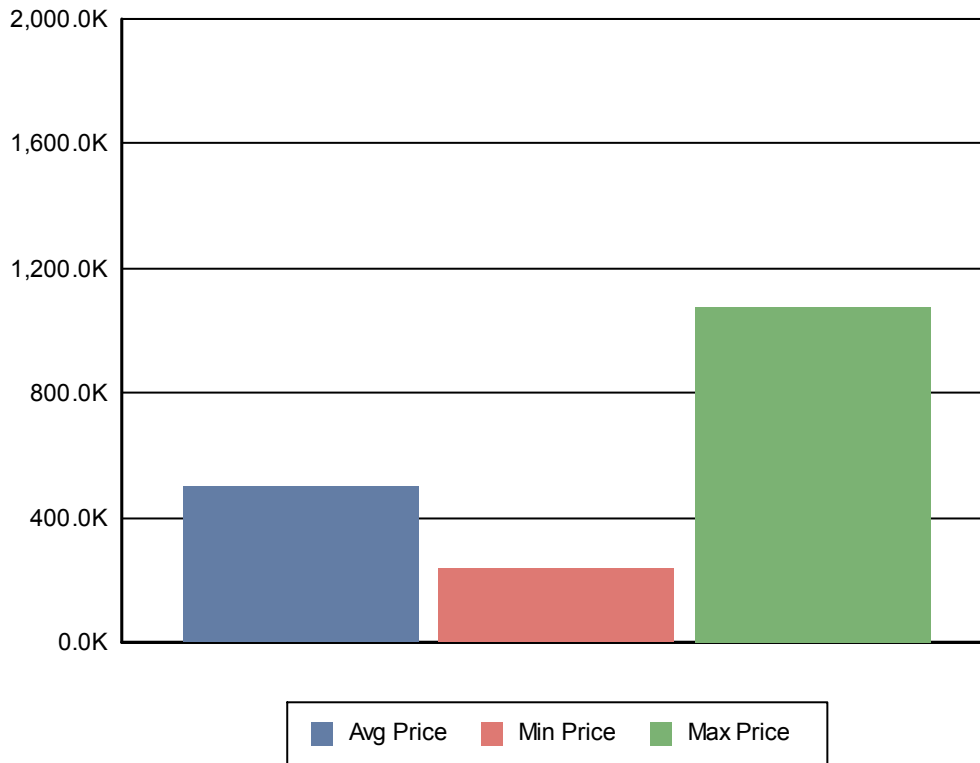
Closed Sale Properties

Total # of Listings	34
Lowest Price	\$239,000
Highest Price	\$1,075,000
Average Price	\$500,572
Avg. Price/SqFt	\$333.31
Avg DOM	77



CMA Pro Report

Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Closed Sale	\$239,000	\$1,075,000	\$500,572	\$333.31
Totals / Averages	\$239,000	\$1,075,000	\$500,572	\$333.31

Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
3030 Merrill 15, Torrance	\$289,000	\$285,000	74	-%1.38	\$212.69
2940 Carson 223, Torrance	\$299,000	\$292,000	114	-%2.34	\$356.53
3205 Merrill Drive 10, Torrance	\$315,000	\$315,000	17	%0.00	
2563 Plaza Del Amo 110, Torrance	\$339,000	\$320,000	22	-%5.60	\$339.34
2551 Plaza Del Amo J, Torrance	\$429,900	\$405,000	13	-%5.79	\$296.70
2800 Plaza Del Amo 398, Torrance	\$469,000	\$460,000	10	-%1.92	\$422.79
3432 Del Amo Torrance	\$539,000	\$527,500	43	-%2.13	\$318.35
2300 Maple 224, Torrance	\$531,000	\$535,000	77	%0.75	\$307.83
1319 Hickory Torrance	\$599,000	\$560,000	77	-%6.51	\$444.09
2801 Sepulveda 123, Torrance	\$563,805	\$610,000	7	%8.19	\$322.92
2300 Maple 35, Torrance	\$619,000	\$610,000	10	-%1.45	\$356.10
20514 Madison Torrance	\$710,000	\$677,000	64	-%4.65	\$327.69
1742 Fern Torrance	\$849,000	\$805,000	27	-%5.18	\$357.14
24410 Crenshaw 215, Torrance	\$239,000	\$239,000	142	%0.00	\$225.26
3120 Sepulveda 109, Torrance	\$279,900	\$279,000	165	-%0.32	\$346.15
22905 Nadine A, Torrance	\$328,500	\$320,000	78	-%2.59	\$336.84
22739 Nadine A, Torrance	\$325,000	\$325,000	4	%0.00	\$290.96
2654 West 225Th Torrance	\$669,000	\$665,000	40	-%0.60	\$452.38
22825 Madison Torrance	\$739,000	\$720,000	75	-%2.57	\$325.35

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22616 Benner Torrance	\$818,000	\$750,000	28	-%8.31	\$376.70
2919 West 226Th Torrance	\$1,058,000	\$1,075,000	59	%1.61	\$288.98
2742 Cabrillo 208, Torrance	\$249,900	\$245,000	316	-%1.96	\$344.59
2367 Jefferson 221, Torrance	\$299,000	\$299,000	135	%0.00	\$294.00
813 Van Ness C, Torrance	\$399,000	\$415,000	20	%4.01	\$279.84
1952 Plaza Del Amo Torrance	\$469,000	\$435,050	205	-%7.24	\$276.57
1021 Portola Torrance	\$440,000	\$440,000	84	%0.00	\$319.07
2700 Arlington 112, Torrance	\$498,800	\$460,000	97	-%7.78	\$269.16
1836 San Ardo Torrance	\$524,900	\$512,000	76	-%2.46	\$347.12
1601 El Prado Torrance	\$569,000	\$545,000	100	-%4.22	\$346.25
2317 Sonoma Torrance	\$567,900	\$553,900	89	-%2.47	\$445.97
1504 Beech Torrance	\$550,000	\$555,000	59	%0.91	\$379.36
1614 Acacia Torrance	\$629,000	\$620,000	140	-%1.43	\$364.92
2370 West 239Th Torrance	\$459,800	\$485,000	1	%5.48	\$303.69
24321 Falena Torrance	\$695,500	\$680,000	143	-%2.23	\$323.81
Total Averages	\$510,585	\$500,572	77	%-1.77	\$333.31

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 15	2	2.00	1,340	1963	\$289,000	\$285,000	09/25/2009	74
S	2940 Carson 223	2	1.00	819	1962	\$299,000	\$292,000	09/21/2009	114
S	3205 Merrill Drive 10	2	2.00		1963	\$315,000	\$315,000	09/25/2009	17
S	2563 Plaza Del Amo 110	1	2.00	943	1984	\$339,000	\$320,000	09/25/2009	22
S	2551 Plaza Del Amo J	2	2.00	1,365	1984	\$429,900	\$405,000	08/31/2009	13
S	2800 Plaza Del Amo 398	2	3.00	1,088	1987	\$469,000	\$460,000	09/09/2009	10
S	3432 Del Amo	3	3.00	1,657	1974	\$539,000	\$527,500	09/03/2009	43
S	2300 Maple 224	3	3.00	1,738	1988	\$531,000	\$535,000	09/29/2009	77
S	1319 Hickory	3	1.00	1,261	1951	\$599,000	\$560,000	09/18/2009	77
S	2801 Sepulveda 123	3	3.00	1,889	1996	\$563,805	\$610,000	09/09/2009	7
S	2300 Maple 35	3	3.00	1,713	1989	\$619,000	\$610,000	09/11/2009	10
S	20514 Madison	3	2.00	2,066	1958	\$710,000	\$677,000	09/30/2009	64
S	1742 Fern	4	4.00	2,254	2006	\$849,000	\$805,000	09/21/2009	27
S	24410 Crenshaw 215	2	2.00	1,061	1987	\$239,000	\$239,000	09/14/2009	142
S	3120 Sepulveda 109	2	2.00	806	2002	\$279,900	\$279,000	09/18/2009	165
S	22905 Nadine A	2	2.00	950	1963	\$328,500	\$320,000	09/17/2009	78
S	22739 Nadine A	2	2.00	1,117	1963	\$325,000	\$325,000	09/25/2009	4
S	2654 West 225Th	3	2.00	1,470	1960	\$669,000	\$665,000	09/14/2009	40
S	22825 Madison	4	2.00	2,213		\$739,000	\$720,000	09/04/2009	75
S	22616 Benner	3	3.00	1,991	1963	\$818,000	\$750,000	09/11/2009	28
S	2919 West 226Th	5	4.00	3,720	1963	\$1,058,000	\$1,075,000	09/15/2009	59
S	2742 Cabrillo 208	1	1.00	711	2007	\$249,900	\$245,000	09/21/2009	316
S	2367 Jefferson 221	1	1.00	1,017	2007	\$299,000	\$299,000	09/04/2009	135
S	813 Van Ness C	3	3.00	1,483	2000	\$399,000	\$415,000	09/16/2009	20
S	1952 Plaza Del Amo	2	3.00	1,573	1993	\$469,000	\$435,050	09/30/2009	205
S	1021 Portola	3	3.00	1,379	2004	\$440,000	\$440,000	09/14/2009	84
S	2700 Arlington 112	2	3.00	1,709	1982	\$498,800	\$460,000	09/24/2009	97
S	1836 San Ardo	3	2.00	1,475	1956	\$524,900	\$512,000	09/01/2009	76
S	1601 El Prado	3	2.00	1,574	1947	\$569,000	\$545,000	09/17/2009	100
S	2317 Sonoma	3	1.00	1,242	1930	\$567,900	\$553,900	09/18/2009	89
S	1504 Beech	2	2.00	1,463	1927	\$550,000	\$555,000	09/03/2009	59
S	1614 Acacia	2	2.00	1,699	1929	\$629,000	\$620,000	09/24/2009	140

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S	2370 West 239Th	3	3.00	1,597	1961	\$459,800	\$485,000	09/09/2009	1
S	24321 Falena	4	3.00	2,100	1964	\$695,500	\$680,000	09/28/2009	143