

Closed Sale Properties



Addr: 2842 Pacific Coast Torrance
Area: Waltheria **MLS #:** V09004204
OP: \$449,000
LP: \$395,000 **SP:** \$415,000 **Apx SF:** 1,010
LD: 01/12/2009 **SD:** 09/01/2009 **\$/SF:** \$410.89
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,560
YBl: 1952 **Prking:** **DOM:** 69
Elem: **Mid:** **High:**

Property Description: Property Is Larger Than Tax Records Show With 3 Bed And 2 Bath - Buyer To Verify Sqft. It Is On A Service Street Off Of Pch West Of Crenshaw. There Is An Eat In Kitchen With A Breakfast Bar That Opens To The Living Room. The Master Is Large And The Two Other Beds Are A Good Size. Great Price For South Torrance !



Addr: 3626 Newton 1/2, Torrance **MLS #:** S09079186
Area: Waltheria
OP: \$425,000
LP: \$425,000 **SP:** \$420,000 **Apx SF:** 1,413
LD: 07/21/2009 **SD:** 09/08/2009 **\$/SF:** \$297.24
Beds: 3 **Bath To:** 3.00 **LotSF:** 1,525
YBl: 1974 **Prking:** Garage Door Opener, **DOM:** 13
Elem: Waltheria **Mid:** Richardson **High:** South

Property Description: End Unit Townhouse! Living Room Has A Mirrored Wall That Makes It Feel Big And A Custom Fireplace & Mantel That Makes It Feel Cozy! Liv Rm, Din Rm, And Kitchen Are One Open Space. Great Paint Colors Help Bring It Together. New Pergo Flooring, Crown Molding And Hand Picked Lighting Is Just Some Of The Newer Details. Dining Room Opens To A Private Deck. Kitchen Has Recessed Lighting And Laundry Area. The Bonus Room / Den Has Custom Built Cabinetry, New Lighting And Outdoor Patio (Could Be 4Th Bedroom!) . Upstairs Has 3 Bed/2 Full Baths. Master Has A Big Walk In Closet & Private Deck With A Down Town View. Master Bath Has Tile Flooring, New Shower Door, Fixtures, Toilet, Lighting And Custom Mirror. The 2Nd Bedroom Has A Nice Big Walk-In Closet Too! 3Rd Bedroom Has A Nice Size Closet And Nice Natural Light From The Windows. Home Has A/C And Forced Air Heating. Heated Pool And Spa Surrounded By Lush Landscaping. 2 Parking Spaces, Walk To De Portola Park And Hillside Village!



Addr: 3802 West 242Nd Torrance **MLS #:** S09082846
Area: Waltheria
OP: \$619,000
LP: \$619,000 **SP:** \$625,000 **Apx SF:** 1,983
LD: 07/31/2009 **SD:** 09/24/2009 **\$/SF:** \$315.18
Beds: 3 **Bath To:** 3.00 **LotSF:** 2,492
YBl: 1987 **Prking:** Direct Garage Acces **DOM:** 17
Elem: **Mid:** **High:**

Property Description: Priced Right To Sell Now!

<P>Best Price Per Sq Ft For A Sfr In The South Torrance-Waltheria Area. 1983 Sq Ft (Btv), 3 Large Bedrooms (2 Of Which Are Over Sized) 2.5 Baths, Office/Bonus Area, Fresh Paint And Newly Installed Tiger Mahogany Hardwood Flooring Throughout. Living Room With Fireplace, Large Dining Area That Opens To A Private Courtyard, Breakfast Bar In Kitchen And A Fenced In Front Yard. Turn Key And Ready To Move In Right Now. Across The Street From A Park, Library, Tennis & Handball Courts. Schools Are Riviera, Richardson, And South High. Conveniently Located Near Everything The South Bay Has To Offer Just A Short Bike Ride To The Beach, Riviera Village , Shopping, And Restaurants.

<P><U>You May Be Able To Buy This House With Fha Financing, Only 3.5% Down, Check With Your Lender!</U>

<P>Compare The Comps And Don'T Miss Out On This Sfr. Not A Townhouse. No Common Walls Or Hoa. This Is A Great Value For A Sfr In A Desirable Location.

Closed Sale Properties



Addr: 25233 Denny Torrance
Area: Waltheria
OP: \$665,000
LP: \$665,000
LD: 07/15/2009
Beds: 3
YBl: 1952
Elem:

SP: \$625,000
SD: 09/01/2009
Bath To: 2.00
Prking:
Mid:

MLS #: V09076977
Apx SF: 1,086
\$/SF: \$575.51
LotSF: 5,292
DOM: 41
High:

Property Description: Stylish Remodeled Home In The Desirable Waltheria Area. This Fantastic Home With It'S Single Level Floorplan Has Numerous Upgrades. The Gourmet Kitchen Has Cherry Cabinets, Granite Counters, Stainless Appliances, Gas Cooktop, Pantry Cabinet With Pullouts, Pendant Lighting, A Breakfast Bar For Casual Dining And Hardwood Floors. The Spacious Living Room Is Light And Bright And Features Gleaming Hardwood Floors, Crown Molding And Room For A Dining Area. The Hallway To The Bedrooms Has Beadboard Wainscoting And Hardwood Floors. Three Bedrooms And Two Baths. The Master Bath Has Been Updated With A Pedestal Sink, Shower And Tile Floor. Other Interior Features Are Smooth Ceilings With Recessed Lighting, Ceiling Fans, Air Conditioning, Laundry Area And Decorator Paint Colors. The Exterior Has Been Upgraded With Stucco, Shutters, Covered Patio, Newer Roof, Large, Fenced Grassy Yard And A Huge Garage With Endless Possibilities. Convenient Location Near Schools, Shopping & De Portola Park.



Addr: 2854 Sunnyglen Torrance
Area: Waltheria
OP: \$929,900
LP: \$929,900
LD: 06/24/2009
Beds: 4
YBl: 1976
Elem: Waltheria

SP: \$881,250
SD: 09/01/2009
Bath To: 4.00
Prking: Direct Garage Acces
Mid: Richardson

MLS #: S09068711
Apx SF: 2,567
\$/SF: \$343.30
LotSF: 6,000
DOM: 71
High: South

Property Description: Located In The Desirable "Country Hills" Neighborhood. Classic Three-Story Model Has 4 Bedrms, 3.5 Baths And Over 2560 Sq. Ft. The First Level Has A Bedrm And A Bath (Great For Guests). Direct Access To 2-Car Garage. The Main Floor Has A Gorgeous Open Great Room W/Cathedral Ceilings, Crown Moldings And Grand Fireplace. The Back Wall Boasts Of Beautiful French Windows And Sliders That Open To A Stunning Yard. Large Kitchen Is A Cooks Dream W/Tons Of Counter Space And Custom Glass Front Cabinetry. Two Spacious Bedrms With A Full Bath Between (One Currently Used As A Family Room). The Family Room Has Stately Bookcases That Stay. The Entire Top Level Is A Private Master Suite With Balcony, Soaring Ceilings And 3 Closets. The Master Bathroom Has A Dual Vanity, Separate Shower And Relaxing Soaking Tub. The Yard Is Beautifully Landscaped And Perfect For Entertaining With A Patio And Dozens Of Rose Bushes. Custom Plantation Shutters Throughout. Most Windows, Stucco And Roof Replaced 10 Yrs Ago.

Closed Sale Properties



Addr: 5924 South Pacific Coast Highway 23, Redondo Beach
Area: Hollywood Riviera **MLS #:** S09085663
OP: \$465,000
LP: \$465,000 **SP:** \$465,000 **Apx SF:** 1,280
LD: 08/07/2009 **SD:** 09/10/2009 **\$/SF:** \$363.28
Beds: 2 **Bath To:** 2.00 **LotSF:**
YBlt: 1975 **Prking:** Subterranean **DOM:** 5
Elem: **Mid:** **High:** South

Property Description: Terrific Hollywood Riviera Location---Just A Short Walk To The Big Blue Pacific Ocean & Sandy Seashores Of Torrance & Redondo. Clean & Well Maintained. Nice Size, Upgraded Kitchen: Granite Counter Tops; Lots Of Cabinetry; Canister Lighting. Adjoining Living Area W/Open Floor Plan & Patio On South Side. 2 Bedrooms Up. Master On South Side W/Cathedral Ceiling And Balcony. Inside Laundry Upstairs W/More Than Ample Room. Walk To Torrance "El Retiro Park" Just Around The Corner: Grab Your Tennis Racket (2 Courts); Grab Your Basketball (Full Court + Half Court); Grab Your Picknick Lunch: The Park Is Beautiful! Just Minutes From Everything: Fine Restaurants, Bristol Farms, Trader Joe'S, Riviera Village.
 Don'T You Dare Miss It!



Addr: 4832 Highgrove Torrance **MLS #:** S09051427
Area: Hollywood Riviera
OP: \$760,000
LP: \$695,000 **SP:** \$630,000 **Apx SF:** 1,838
LD: 05/07/2009 **SD:** 09/10/2009 **\$/SF:** \$342.76
Beds: 4 **Bath To:** 2.00 **LotSF:** 6,050
YBlt: 1953 **Prking:** **DOM:** 36
Elem: **Mid:** **High:**

Property Description: Wonderful Location Close To Middle School. Huge Great Room With Fireplace. Secluded Patio At Rear Of Residence. Please Note Large Lot And Lots Of Square Footage. Being Sold By Trust, Former Owner Deceased. Not A Probate Sale. Nicely Landscaped. Well Kept Street With Nice Neighbors.



Addr: 402 Palos Verdes 1/2, Redondo Beach **MLS #:** S567824
Area: Hollywood Riviera
OP: \$749,900
LP: \$729,900 **SP:** \$665,000 **Apx SF:** 1,868
LD: 03/16/2009 **SD:** 09/17/2009 **\$/SF:** \$356.00
Beds: 3 **Bath To:** 3.00 **LotSF:** 2,095
YBlt: 1978 **Prking:** **DOM:** 182
Elem: **Mid:** **High:**

Property Description: Come And Enjoy The Ocean Breezes While Taking In The Stunning Panoramic Views From The Hills Of Palos Verdes, Across The Bay To Malibu And The Redondo Beach Skyline. This Condo Boasts A Beautiful Wine Tasting Room And Wine Cellar. The Living Room Enjoys Lots Of Sunlight From The Floor To Ceiling Windows And Warmth From The Cozy Fireplace. Both The Patio And Balcony Overlook The Pool And Jacuzzi. Enjoy Meals In The Formal Dining Room Or Casual In Kitchen Dining Area. Take A Short Walk To The Beach Or Stroll To Downtown Riviera Village.

Closed Sale Properties



Addr: 4831 Highgrove Torrance
Area: Hollywood Riviera **MLS #:** S09063334
OP: \$650,000
LP: \$705,000 **SP:** \$675,000 **Apx SF:** 1,819
LD: 06/05/2009 **SD:** 09/20/2009 **\$/SF:** \$371.08
Beds: 3 **Bath To:** 3.00 **LotSF:** 6,420
YBl: 1953 **Prking:** **DOM:** 13
Elem: **Mid:** **High:**

Property Description: Great Buy In The Hollywood Riviera Area Of Torrance...This Is A Short-Sale, Lien Holders (((Approved 705,000.00))). Submit Your Highest And Best Offer. This Charming Home Shows Pride Of Ownership. Remodeled In 2005. Original Wood Floors, Double Pane Windows, New Front Door, New Bathroom Fixtures, Stainless Steel Appliances, Crown Molding, New Kitchen Cabinets And Island, Granite Counter Tops, The List Goes On. Nicely Landscaped, New Red Block Wall, Jacuzzi In Master Bath, Large Family Room With Ceiling Fan And Fire Place, Central Heat, Bbq, Close To Schools, Shopping, Restaurants. Short Drive To Ocean. Cool Ocean Breezes. Great Opportunity.



Addr: 4721 Greenmeadows Ave. Torrance
Area: Hollywood Riviera **MLS #:** V09088934
OP: \$695,000
LP: \$695,000 **SP:** \$688,500 **Apx SF:** 1,212
LD: 08/15/2009 **SD:** 09/23/2009 **\$/SF:** \$568.07
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,810
YBl: 1953 **Prking:** Direct Garage Acces **DOM:** 10
Elem: Riviera **Mid:** Richardson **High:** So High

Property Description: Located On A Tree-Lined Street In Lovely Hollywood Riviera. No Expense Has Been Spared On This Top-Of-The-Line Remodel. The Kitchen Features Granite Counter Tops, Stainless Steel Appliances, Custom Cabinets And Slate Floor. Both Bathrooms Have Slate Floors And Porcelain Sinks. The Main Bathroom Has A Jacuzzi Tub And Beautifully Tiled Walls. Hardwood Floors In Most Rooms. Recessed Lighting - Open Living-Dining Room With A Cozy Fireplace. Dual Pane Atrium Windows And A Pella Sliding Door That Opens To The Back Patio And Yard With Its Inviting Hot Springs Spa. Copper Plumbing Throughout - Upgraded Electrical. Direct Access From The Garage. Walking Distance To Shopping, Restaurants, Middle And High Schools.



Addr: 4129 Mesa Torrance
Area: Hollywood Riviera **MLS #:** V09034181
OP: \$799,000
LP: \$799,000 **SP:** \$750,000 **Apx SF:** 2,010
LD: 03/23/2009 **SD:** 09/09/2009 **\$/SF:** \$373.13
Beds: 3 **Bath To:** 3.00 **LotSF:** 7,704
YBl: 1972 **Prking:** Direct Garage Acces **DOM:** 121
Elem: Riviera **Mid:** Richardson **High:** South

Property Description: Amazing City Views From This Nicely Updated Spacious Riviera Home! Large Living Room Has Cathedral Ceiling And Leads To The Deck And Kitchen. All Three Bedrooms Are Large (The Third Bedroom Does Not Have A Closet As It Used As A Den) And Are Located On The Lower Level. The Property Has New Carpeting, Recessed Lights Throughout, And Just Had Popcorn Ceiling Removed. The Kitchen Has Been Updated And Enjoys The Same Magnificent Views As The Living Room. The Night City Light Views Are Magnificent.

Closed Sale Properties



Addr: 4050 Bluff St. Torrance
Area: Hollywood Riviera **MLS #:** S09073006
OP: \$799,000
LP: \$799,000 **SP:** \$775,000 **Apx SF:** 1,989
LD: 07/06/2009 **SD:** 08/31/2009 **\$/SF:** \$389.64
Beds: 3 **Bath To:** 2.00 **LotSF:** 7,500
YBl: 1956 **Prking:** **DOM:** 11
Elem: **Mid:** **High:** South High

Property Description: Super Home Located On The East Side Of Hollywood Riviera/ WALTERIA. Great Neighborhood With Views Of The City And Mountains. Open Floor Plan With Open Wood Ceilings. Gorgeous Remodel Kitchen With Granite Counters And Stainless Steel Appliances. Updated Bathrooms. The Living Room Boast A Huge City Light View Looking Out A Beautiful Crystal Glass Window... A Must See!!! Seller States Copper Plumbing And Updated Electrical. French Doors Open Up To A Beautiful Landscaped Private Yard.



Addr: 5624 Via Del Collado Torrance
Area: Hollywood Riviera **MLS #:** S09010887
OP: \$929,000
LP: \$839,000 **SP:** \$778,000 **Apx SF:** 2,116
LD: 01/26/2009 **SD:** 09/15/2009 **\$/SF:** \$367.67
Beds: 5 **Bath To:** 3.00 **LotSF:** 6,014
YBl: 1956 **Prking:** Garage Door Opener **DOM:** 215
Elem: Riviera **Mid:** Richardson **High:** South

Property Description: This Is A Great Value Come Take A Second Look At This Large Single Level 5 Bedroom 3 Bath Home In A Great Location Within Walking Distance To Riviera Elementary School And Rocketship Park. Located On A Cul De Sac Street With Peek-A-Boo Ocean View From Front Yard. This Home Needs TLC And A New Family.



Addr: 251 Avenida Atezada Redondo Beach
Area: Hollywood Riviera **MLS #:** S09074350
OP: \$1,099,000
LP: \$1,099,000 **SP:** \$1,126,000 **Apx SF:** 2,069
LD: 07/09/2009 **SD:** 09/02/2009 **\$/SF:** \$544.22
Beds: 3 **Bath To:** 3.00 **LotSF:** 5,660
YBl: 1960 **Prking:** Direct Garage Acces **DOM:** 9
Elem: check w/ city **Mid:** check w/city **High:** check w/ city

Property Description: Charming 3 Bedroom, 2 ½ Bath Home With Magnificent Ocean And City Views On Every Level. This Home Has Been Beautifully Updated Within The Last 2 Years From Top To Bottom. The Top Floor Features A Living Room With Fireplace, Vaulted Wood Beamed Ceilings And A Patio. All Three Bedrooms Are On The Same Floor. The Master Bedroom Features His And Her Closets And Full Bath With Granite Counter Tops And Stand Up Shower. The Other Two Bedrooms Are Both Large Rooms With Large Closets And Built In Cabinets. There Is A Full Bathroom With Granite Counter Tops And Double Sinks. The Lower Level Has A Delightful Kitchen With Loads Of Cabinet Space, Stainless Steel Appliances And A Large Island. There Is A Dining Area, A Sitting Room And A Half Bath. A Large Sliding Glass Door Leads Out To A Spacious Backyard. Completely Fenced In, Large Grass Area And Cement Patio.

This Home Has A 2 Car Garage. New Milgard Windows Throughout. Walk To Riviera Elementary School Or The Riviera Village.

Closed Sale Properties



Addr: 213 Paseo De Suenos Redondo Beach
Area: Hollywood Riviera **MLS #:** S09074259
OP: \$1,199,999
LP: \$1,199,999 **SP:** \$1,254,400 **Apx SF:** 1,858
LD: 07/09/2009 **SD:** 09/18/2009 **\$/SF:** \$675.13
Beds: 3 **Bath To:** 2.00 **LotSF:** 6,414
YBl: 1955 **Prking:** Garage Door Opener, **DOM:** 39
Elem: Riviera **Mid:** Richardson **High:** South

Property Description: Located On One Of Redondo'S Wide & Beautiful Lower Riviera Streets On T/Spectacular Southern Most End Of The World Renowned Santa Monica Bay, This Charming, Newly Renovated Home Is A Block F/Ocean.A One Level Single Family Home Built In 1955 W/Forever Ocean & Coast Line Views From The Dining, Family Room & Adjoining Deck Make This Home A Great Place To Enjoy Sunsets, City & Ocean Views That Stretch All The Way To Santa Monica Mountains.This Turn-Key Home Enjoys Underground Utilities & Close Proximity T/Shopping, Award Winning Schools, Entertainment, Restaurants, Surfing, Diving, Walking, Running, Biking & Kayaking Areas That Embody The California Life Style.Imagine Entertaining Your Family & Friends On Y/Private Back Deck That'S Conveniently Located Off The Family & Dining Rooms Or Snuggling Around Fireplace In The Family Or Living Room During Holidays. Surrounded W/Mature Landscaping The Yard Has Been Enhanced W/Flowers & Shrubs. Park 3+ Cars In Driveway F/Beach Parties & Entertaining



Addr: 320 Via Pasqual Redondo Beach
Area: Hollywood Riviera **MLS #:** S09052326
OP: \$1,595,000
LP: \$1,499,000 **SP:** \$1,465,000 **Apx SF:** 2,693
LD: 05/11/2009 **SD:** 08/31/2009 **\$/SF:** \$544.00
Beds: 4 **Bath To:** 3.00 **LotSF:** 5,550
YBl: 1948 **Prking:** Garage Door Opener, **DOM:** 101
Elem: Riviera **Mid:** Richards **High:** South

Property Description: Panoramic Views Of The Ocean, Coastline And City Lights. This Beautifully Remodeled Home (Completed In 2008) Has Exquisite Attention To Detail With No Expense Spared. Second Floor Expansion Completed In 2006 (With Permits). Beautifully Designed Gourmet Kitchen, Top Of The Line Appliances, Quartz Counters, New Roof, New Furnace And Much More. Exquisite Travertine And Brazilian Mahogany Hardwood Floors Throughout The Home. This 4 Bedroom (One Bedroom Room Used As A Den) Home Also Has An Incredible Upstairs Office And Second Family Room Leading Out To A Nice Sized Balcony With An Outdoor Fireplace (One Of Three Fireplaces). All The Bathrooms Are Tastefully Remodeled. Master Bedroom With Balcony And A Nice Walk-In Closet. Backyard Is Private And Beautifully Landscaped. Gorgeous Fountain Located In The Front Yard. Shows Like A Model Home!



Addr: 3970 Sepulveda 109, Torrance
Area: South Torrance **MLS #:** S09047204
OP: \$499,000
LP: \$499,000 **SP:** \$465,000 **Apx SF:** 1,430
LD: 04/27/2009 **SD:** 09/15/2009 **\$/SF:** \$325.17
Beds: 2 **Bath To:** 2.00 **LotSF:**
YBl: 2007 **Prking:** Gated, Guest, Subter **DOM:** 87
Elem: **Mid:** **High:**

Property Description: Reported To Be One Of The Finest New Condo Construction Projects In The South Bay Today! Ideally Located In South Torrance For Seniors Who Can Invest In A New Prestigious Condo Home Of High Quality, Comfort, Locked Entry, Walking Distance To Everything, And Be Only Minutes Away From Thier Loved Ones. Each Custom Home On One Level With No Stairs. No Upgrades Needed. Personal Laundry Room Inside Each Unit. Extra Large Kitchens With Center Island And Granite Tops. Each Unit Faces Central Outdoor Courtyard Filled With Trees, Lush Landscaping, Benches And Street Lights.

Closed Sale Properties



Addr: 3970 Sepulveda 110, Torrance
Area: South Torrance **MLS #:** S09080321
OP: \$519,000
LP: \$519,000 **SP:** \$475,000 **Apx SF:** 1,500
LD: 07/24/2009 **SD:** 09/17/2009 **\$/SF:** \$316.67
Beds: 1 **Bath To:** 2.00 **LotSF:**
YBlt: 2007 **Prking:** Private, Gated, Gues **DOM:** 3
Elem: **Mid:** **High:**

Property Description: Reported To Be One Of The Finest New Condo Construction Projects In The South Bay Today! Ideally Located In South Torrance For Seniors Who Can Invest In A New Prestigious Condo Home Of High Quality, Comfort, Locked Entry, Walking Distance To Everything, And Be Only Minutes Away From Thier Loved Ones. Each Custom Home On One Level With No Stairs. No Upgrades Needed. Personal Laundry Room Inside Each Unit. Extra Large Kitchens With Center Island And Granite Tops. Each Unit Faces Central Outdoor Courtyard Filled With Trees, Lush Landscaping, Benches And Street Lights.



Addr: 4906 Marion Torrance
Area: South Torrance **MLS #:** S09032708
OP: \$549,000
LP: \$549,000 **SP:** \$560,000 **Apx SF:** 1,377
LD: 03/18/2009 **SD:** 09/16/2009 **\$/SF:** \$406.68
Beds: 3 **Bath To:** 2.00 **LotSF:** 4,800
YBlt: 1953 **Prking:** Carport Attached, Dir **DOM:** 46
Elem: **Mid:** **High:** South High

Property Description: A Deal Maker In South Torrance. It Features 3 Bedrooms And 2 Full Bathrooms. The Master Has A Large Closet And Oversize Bathub For The Relaxing Kind. House Is Clean And Otherwise In Good Condition. This Is A Really Good Deal. Right Next To South High And I Mean Literally Next To On A Cul De Sac. Bring Your Offers. Great Bank To Do Short Sale With. Seller Choice Of Services.



Addr: 3947 West 226Th Street Torrance
Area: South Torrance **MLS #:** S09047849
OP: \$625,000
LP: \$625,000 **SP:** \$600,000 **Apx SF:** 1,700
LD: 04/21/2009 **SD:** 09/15/2009 **\$/SF:** \$352.94
Beds: 3 **Bath To:** 3.00 **LotSF:**
YBlt: 2008 **Prking:** Carport Attached **DOM:** 55
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: 22529 Kathryn Torrance
Area: South Torrance **MLS #:** S09060977
OP: \$589,000
LP: \$589,000 **SP:** \$620,000 **Apx SF:** 1,275
LD: 06/03/2009 **SD:** 09/04/2009 **\$/SF:** \$486.27
Beds: 3 **Bath To:** 2.00 **LotSF:** 5,562
YBl: 1953 **Prking:** **DOM:** 44
Elem: Seaside **Mid:** Calle Mayor **High:** South High

Property Description:
Well Cared For 3 Br 2 Ba Home W Lg. Bonus Room & Spacious 2-Car Garage. 2 Blocks From Famous Christmas Lights Area. Walk To All California Distinguished Schools In Minutes. Enjoy The Family Spirit Of This Street.

Original Home Was Expanded W Permit By 200 Sq Ft Off Kitchen Which Includes 3/4 Bath. Bonus Room In Back We Could Not Find Any

Permits On At The City-But The Heater & Ac In The Room Show Permits, So Room May Have Permit & Is Terrific 'Gift' Of Extra Square Footage That'S Perfect As A Gathering Spot For The Family & Also Has Access To The Yard. Fireplace In Entry/Living Room. Newly Stained Wood Deck Off The Kitchen Accessible By A Sliding Glass Door.

Kitchen Is Original But Fully Functional. Full Bath Updated Some Years Ago. 2 Good As New Storage Sheds In Yard Can Stay Or Go. New Paint, Newly Refinished Hardwood Floors, Shows Beautifully

Close To Shopping And Just 2 Miles To The Beach! With This Price You Better Hurry!



Addr: 23535 Carlow Torrance
Area: South Torrance **MLS #:** S09082299
OP: \$769,000
LP: \$769,000 **SP:** \$760,000 **Apx SF:** 2,090
LD: 07/29/2009 **SD:** 09/22/2009 **\$/SF:** \$363.64
Beds: 4 **Bath To:** 2.00 **LotSF:** 6,327
YBl: 1962 **Prking:** Garage Door Opener, **DOM:** 27
Elem: **Mid:** Calle Mayro **High:** South

Property Description: Very Well Maintained 4 Bedroom Home With Lots Of Upgrades. 2 Bedrooms Downstairs And 2 Up. Crown Moldings, Hardwood Floors. Nice Kitchen With Newer Appliances. Bright Living Room With Bay Window And Granite Fireplace. Remodeled Bath With Frameless Shower Enclosure. Good Size Master Bedroom With High Ceilings. Newer Windows Throughout. 2 Car Attached Garage Is Finished With Lots Of Storage. House Is In Great Shape And Located In The "Soils Area" See Agent Remarks For More Info On "Soils Area"



Addr: 3859 Merit Torrance
Area: South Torrance **MLS #:** P695061
OP: \$799,999
LP: \$799,000 **SP:** \$794,000 **Apx SF:** 2,522
LD: 07/15/2009 **SD:** 09/02/2009 **\$/SF:** \$314.83
Beds: 4 **Bath To:** 3.00 **LotSF:** 6,300
YBl: 1976 **Prking:** Driveway **DOM:** 50
Elem: Arnold Elementary **Mid:** **High:** South High School

Property Description: Spacious Courtyard Entry. Entry Way Double Door Coat Closet. New Interior And Exterior Paint. New Carpet. Bright Kitchen And Spacious Bathrooms In Immaculate Condition! Large Formal Living Room With Brick Fireplace. Formal Dining Room And Family Room With Bar Sink And Storage Cabinet. High Vaulted Ceiling Bedrooms. Master With Walk-In-Closet And Extra Sliding Mirror Door Closet. Other Bedroom With Beautiful Solid Wood Bookcase And Private Balcony. Two Entry Ways To Enclosed Backyard Perfect For Entertaining. Centrally Located To Shopping Centers (Groceries And Del Amo Mall), And Walking Distance To Arnold Elementary School. Pre-School And Children'S Park 2 Blocks Away.

Date: 10/27/2009

CMA Pro Report

Closed Sale Properties



Addr: 22916 Audrey Torrance		MLS #: S09082886
Area: South Torrance		
OP: \$899,000		
LP: \$899,000	SP: \$930,000	Apx SF: 3,127
LD: 07/31/2009	SD: 09/04/2009	\$/SF: \$297.41
Beds: 4	Bath To: 3.00	LotSF: 5,998
YBl: 1977	Prking: Direct Garage Acces	DOM: 4
Elem:	Mid:	High: SOUTH

Property Description: This Home Has Been Up-Graded, Through-Out. 3127 Sq. Foot Sfr. One Bedroom Is Located On The Ground Floor, With Adj. Bath. Laundry Has Been Conviently Located In That Bath, (Orig. In The Garage). Family Room Is Next To The Remodeled Kitchen, And Opens To The Patio. Large Rear Yard Contains A Large Built-In Spa And Barb. And Eating Area. Exc. For Entertaining. Painted Both In & Out In The Last Two Years, With Driveway And Patio Concrete Up-Graded To Stamped, Polished Style. Master Suite Has A Large Sitting Area With Tv, Walk-In Closets, Bath Contains Sep. Tub & Shower. Living Room & Dining Room Have Vaulted Ceilings With A Bar & Conversation Pit & Fireplace. Two (2) Additional Bedrooms And A Very Large "Game Room"/Play Room/Office. This Area Could Be An Additional Fifth Bedroom, If Needed.
Move-In Condition. Quiet Cul De Sac Street. Located In The South High School And Torrance School District.



Addr: 22633 Gaycrest Torrance		MLS #: S09074648
Area: South Torrance		
OP: \$989,000		
LP: \$989,000	SP: \$965,900	Apx SF: 3,000
LD: 07/09/2009	SD: 09/08/2009	\$/SF: \$321.97
Beds: 4	Bath To: 4.00	LotSF: 5,500
YBl: 1990	Prking: Carport Attached, Dir	DOM: 22
Elem: Seaside	Mid: Calle Mayor	High: South High

Property Description: Great Seaside Rancho Location!!!!

Newer 4 Bedroom, 3 1/2 Bath

Spanish Style Approximately 3,000 Sq Ft Home With 360 Degrees Views Of P.V. City Lights, Hollywood Sign And Ocean Views. Recent Remodel Includes Gourmet Kitchen With Granite Counter Tops, Stainless Steel Appliances, Oak Cabinets And Travertine Stone Floors.

Large Open And Bright Traditional Floor Plan With Soaring Ceilings With One Bedroom And Bath Downstairs.

The Master Has A Large Walk-In Closet, Cozy Fireplace And Deck With Greenbelt And P.V. And Ocean Views. Master Bath Comes With Steam Shower And Jacuzzi Tub.

Great Room With Large Family/Game Room And Fireplace. Formal Living And Dining Room All That Look Out To A Spacious Rear Deck Perfect For Those Warm Summer Nights And Entertaining.



Addr: 23077 Doris Torrance		MLS #: S09105269
Area: South Torrance		
OP: \$999,000		
LP: \$999,000	SP: \$975,000	Apx SF: 1,841
LD: 09/30/2009	SD: 09/30/2009	\$/SF: \$529.60
Beds: 4	Bath To: 2.00	LotSF: 8,839
YBl: 1947	Prking:	DOM: 0
Elem:	Mid:	High:

Property Description: Listed For Comparable Purposes Only.

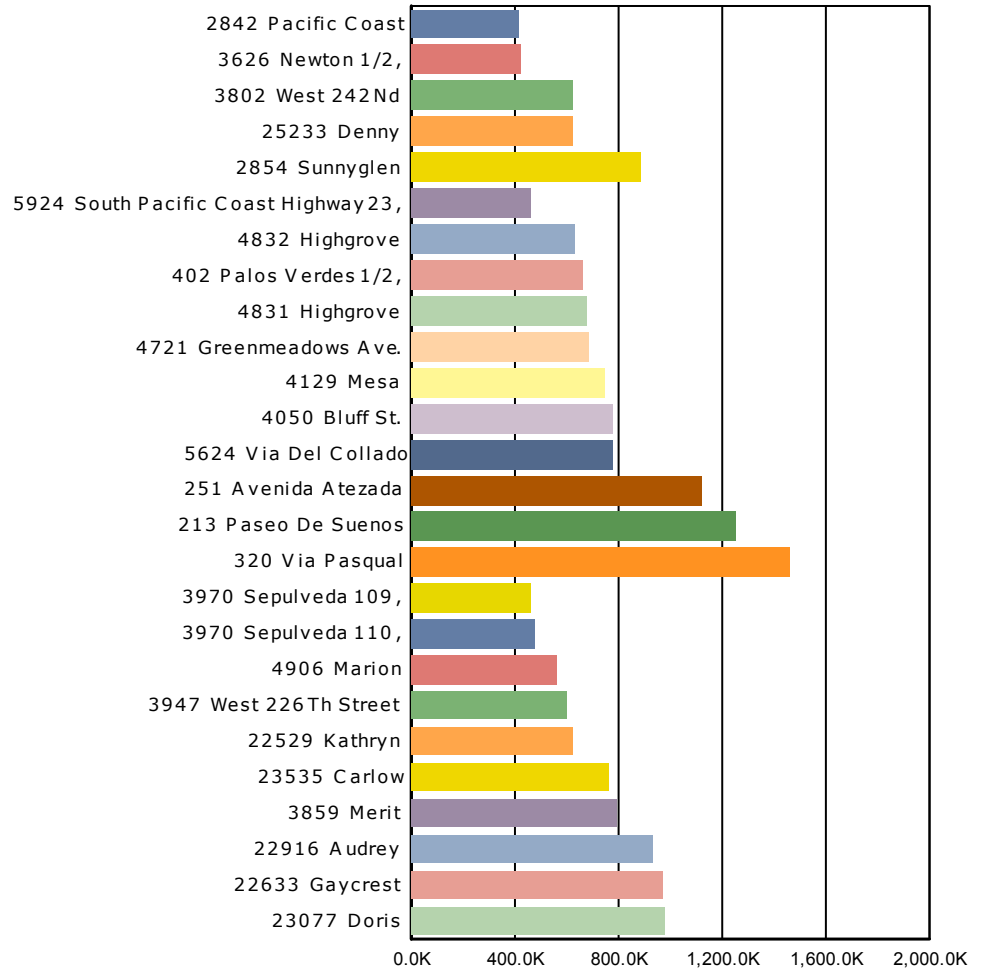
Please Read Expired Listing #S09338609 For Full Details And Pictures Of This Property. It Was Listed, Canceled And Consequently Sold To A Buyer That Made An Offer During The Initial "Active" Period.

Date: 10/27/2009

CMA Pro Report

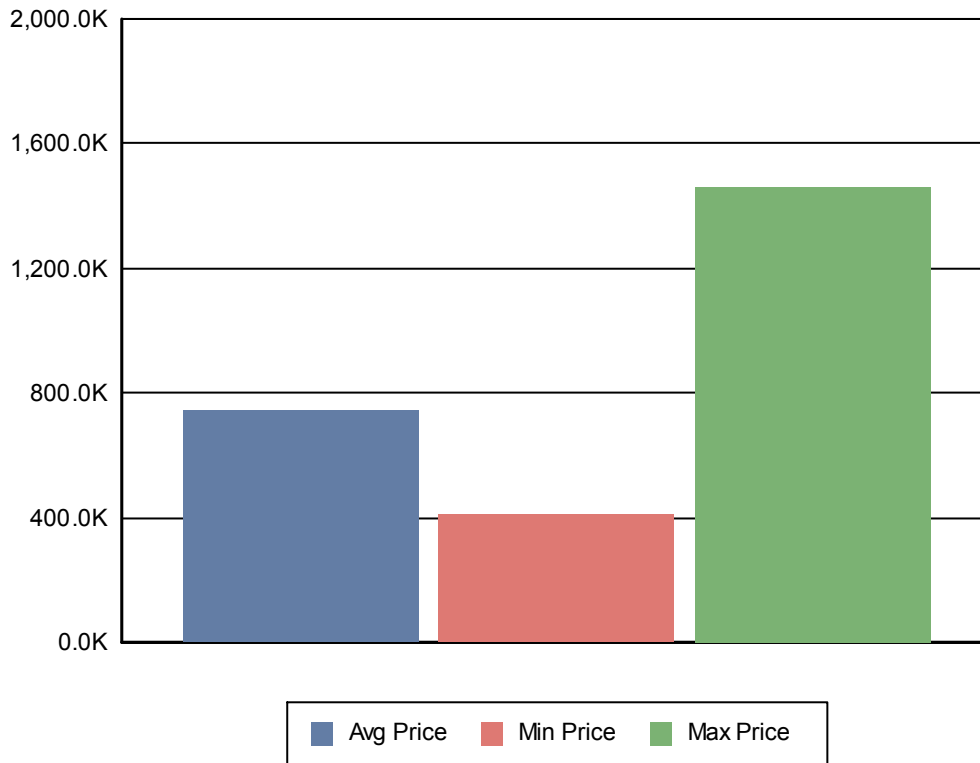
Closed Sale Properties

Total # of Listings	26
Lowest Price	\$415,000
Highest Price	\$1,465,000
Average Price	\$745,502
Avg. Price/SqFt	\$405.86
Avg DOM	50



CMA Pro Report

Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Closed Sale	\$415,000	\$1,465,000	\$745,502	\$405.86
Totals / Averages	\$415,000	\$1,465,000	\$745,502	\$405.86

Sold Property Analysis

Address	List Price	Sold Price	DOM	%SP/LP	SP/Sqft
2842 Pacific Coast Torrance	\$395,000	\$415,000	69	%5.06	\$410.89
3626 Newton 1/2, Torrance	\$425,000	\$420,000	13	-%1.18	\$297.24
3802 West 242Nd Torrance	\$619,000	\$625,000	17	%0.97	\$315.18
25233 Denny Torrance	\$665,000	\$625,000	41	-%6.02	\$575.51
2854 Sunnyglen Torrance	\$929,900	\$881,250	71	-%5.23	\$343.30
5924 South Pacific Coast Highway 23, Redondo Beach	\$465,000	\$465,000	5	%0.00	\$363.28
4832 Highgrove Torrance	\$695,000	\$630,000	36	-%9.35	\$342.76
402 Palos Verdes 1/2, Redondo Beach	\$729,900	\$665,000	182	-%8.89	\$356.00
4831 Highgrove Torrance	\$705,000	\$675,000	13	-%4.26	\$371.08
4721 Greenmeadows Ave. Torrance	\$695,000	\$688,500	10	-%0.94	\$568.07
4129 Mesa Torrance	\$799,000	\$750,000	121	-%6.13	\$373.13
4050 Bluff St. Torrance	\$799,000	\$775,000	11	-%3.00	\$389.64
5624 Via Del Collado Torrance	\$839,000	\$778,000	215	-%7.27	\$367.67
251 Avenida Atezada Redondo Beach	\$1,099,000	\$1,126,000	9	%2.46	\$544.22
213 Paseo De Suenos Redondo Beach	\$1,199,999	\$1,254,400	39	%4.53	\$675.13
320 Via Pasqual Redondo Beach	\$1,499,000	\$1,465,000	101	-%2.27	\$544.00
3970 Sepulveda 109, Torrance	\$499,000	\$465,000	87	-%6.81	\$325.17
3970 Sepulveda 110, Torrance	\$519,000	\$475,000	3	-%8.48	\$316.67
4906 Marion Torrance	\$549,000	\$560,000	46	%2.00	\$406.68

Date: 10/27/2009

CMA Pro Report

3947 West 226Th Street Torrance	\$625,000	\$600,000	55	-%4.00	\$352.94
22529 Kathryn Torrance	\$589,000	\$620,000	44	%5.26	\$486.27
23535 Carlow Torrance	\$769,000	\$760,000	27	-%1.17	\$363.64
3859 Merit Torrance	\$799,000	\$794,000	50	-%0.63	\$314.83
22916 Audrey Torrance	\$899,000	\$930,000	4	%3.45	\$297.41
22633 Gaycrest Torrance	\$989,000	\$965,900	22	-%2.34	\$321.97
23077 Doris Torrance	\$999,000	\$975,000	0	-%2.40	\$529.60
Total Averages	\$761,338	\$745,502	50	%-2.18	\$405.86

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	2842 Pacific Coast	3	2.00	1,010	1952	\$395,000	\$415,000	09/01/2009	69
S	3626 Newton 1/2	3	3.00	1,413	1974	\$425,000	\$420,000	09/08/2009	13
S	3802 West 242Nd	3	3.00	1,983	1987	\$619,000	\$625,000	09/24/2009	17
S	25233 Denny	3	2.00	1,086	1952	\$665,000	\$625,000	09/01/2009	41
S	2854 Sunnyglen	4	4.00	2,567	1976	\$929,900	\$881,250	09/01/2009	71
S	5924 South Pacific Coast Highwa	2	2.00	1,280	1975	\$465,000	\$465,000	09/10/2009	5
S	4832 Highgrove	4	2.00	1,838	1953	\$695,000	\$630,000	09/10/2009	36
S	402 Palos Verdes 1/2	3	3.00	1,868	1978	\$729,900	\$665,000	09/17/2009	182
S	4831 Highgrove	3	3.00	1,819	1953	\$705,000	\$675,000	09/20/2009	13
S	4721 Greenmeadows Ave.	3	2.00	1,212	1953	\$695,000	\$688,500	09/23/2009	10
S	4129 Mesa	3	3.00	2,010	1972	\$799,000	\$750,000	09/09/2009	121
S	4050 Bluff St.	3	2.00	1,989	1956	\$799,000	\$775,000	08/31/2009	11
S	5624 Via Del Collado	5	3.00	2,116	1956	\$839,000	\$778,000	09/15/2009	215
S	251 Avenida Atezada	3	3.00	2,069	1960	\$1,099,000	\$1,126,000	09/02/2009	9
S	213 Paseo De Suenos	3	2.00	1,858	1955	\$1,199,999	\$1,254,400	09/18/2009	39
S	320 Via Pasqual	4	3.00	2,693	1948	\$1,499,000	\$1,465,000	08/31/2009	101
S	3970 Sepulveda 109	2	2.00	1,430	2007	\$499,000	\$465,000	09/15/2009	87
S	3970 Sepulveda 110	1	2.00	1,500	2007	\$519,000	\$475,000	09/17/2009	3
S	4906 Marion	3	2.00	1,377	1953	\$549,000	\$560,000	09/16/2009	46
S	3947 West 226Th Street	3	3.00	1,700	2008	\$625,000	\$600,000	09/15/2009	55
S	22529 Kathryn	3	2.00	1,275	1953	\$589,000	\$620,000	09/04/2009	44
S	23535 Carlow	4	2.00	2,090	1962	\$769,000	\$760,000	09/22/2009	27
S	3859 Merit	4	3.00	2,522	1976	\$799,000	\$794,000	09/02/2009	50
S	22916 Audrey	4	3.00	3,127	1977	\$899,000	\$930,000	09/04/2009	4
S	22633 Gaycrest	4	4.00	3,000	1990	\$989,000	\$965,900	09/08/2009	22
S	23077 Doris	4	2.00	1,841	1947	\$999,000	\$975,000	09/30/2009	0