

Comparative Market Analysis

Listing Details

April 30, 2008

This page details the comparable listings contained in this market analysis.

1622 Dixon



Status:	Closed Sale	Bedrooms:	3
List Date:	01/28/2008	Bathrooms:	1
Area:	N Redondo Bch/Golden	Sqft:	895
LP:	Hills	SP:	\$625,000
Listed:	\$637,000	Built:	1953
DOM:	01/28/2008	Lot Size:	4,580

3 bedroom 1 bath charming home, recently updated w/ newer carpet/flooring, recent interior & exterior paint, great big yard, (hardwood under carpet) Sold along with 1618 Dixon next door.

Buyer to coopertate with 1031 exchange, seller is licensed re agent

1750 Herrin



Status:	Closed Sale	Bedrooms:	3
List Date:	02/17/2008	Bathrooms:	2
Area:	N Redondo Bch/Golden	Sqft:	1826
LP:	Hills	SP:	\$740,000
Listed:	\$765,900	Built:	1988
DOM:	02/17/2008	Lot Size:	2,500

A "MUST SEE", this home is truly move-in ready! Both immaculate and fully-remodeled, this 3 bedroom & 2.5 bath beauty is located just south of Manhattan Beach in the heart of the Golden Hills. Knockout kitchen includes granite countertops with travertine accents, a breakfast bar, stainless steel appliances, recessed lighting, and stunning South American Maple floors. Gorgeous great room has inviting fireplace, plantation shutters, vaulted wood-beamed ceilings and easy access to both the dining area and kitchen - ideal for entertaining. Master suite includes its own balcony, walk-in closet and private updated bath with spa tub & separate shower. Lovely Italian Travertine entryway opens into two spacious bedrooms - one with direct access to fully-enclosed backyard patio. Third bedroom can also be used as an office, playroom or den. Just turn the key, and move right in.

1711 Ford



Status:	Closed Sale	Bedrooms:	3
List Date:	03/10/2008	Bathrooms:	1
Area:	N Redondo Bch/Golden	Sqft:	1824
LP:	Hills	SP:	\$770,000
Listed:	\$787,000	Built:	1982
DOM:	03/10/2008	Lot Size:	2,500

This is a WINNER!! Comfortable Sophistication are the words to describe this prime location mountain view Golden Triangle home. Take a look at the photos and you won't be disappointed. Meticulous attention to details! Amenities include: beautifully upgraded kitchen with granite counters and new appliances including new wine refrigerator; upgraded white subway tile master bath, walk in closet master bedroom with rear deck, sandblasted exposed beam living room with brick fireplace, open floor plan between dining and living room with wood floors throughout most of the house, new windows and new French doors on the two decks, sunny back yard and new wood square spindles on the stairs' balastrade top off the sophisticated detailing. This is not your typical Golden Triangle home. Not to be missed!

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1629 Stanford

Status:	Closed Sale	Bedrooms:	3
List Date:	02/05/2008	Bathrooms:	1
Area:	N Redondo Bch/Golden Hills	Sqft:	1862
LP:	Hills	SP:	\$825,000
Listed:	\$829,000	Built:	1980
DOM:	02/05/2008	Lot Size:	2,500

Perfectly located on the best block on the best street in Golden Hills, just 1 mile to the beach. Immaculate, light and bright, perfectly remodeled beauty offers open beam ceilings, fireplace and a young beachy feel. Don't let the age fool you; it shows like a kid. Recent quality improvements include: Maple hardwood floors, 40-year asphalt roof and gutters, Pella windows and custom sliders, FAU, granite kitchen, new appliances including wine refrigerator, custom master bath w/frameless shower door, Grothe fixtures, custom master closet, composite decking, paint, carpeting, lighting and fixtures. The bricked patio is lushly landscaped and features a spa. There's a security system, Verizon FIOS, and the latest DIRECTV. This is a wonderful property. Hurry to see.



1741 Carlson

Status:	Closed Sale	Bedrooms:	4
List Date:	02/12/2008	Bathrooms:	2
Area:	N Redondo Bch/Golden Hills	Sqft:	1850
LP:	Hills	SP:	\$929,000
Listed:	\$939,000	Built:	2006
DOM:	02/12/2008	Lot Size:	2,500

Beautiful, single family home, built in 2006 with custom upgrades, better than new! Great floor plan has 4 bedrooms, all on one level, plus a gourmet kitchen with double ovens, hardwood floors, French doors, plantation shutters downstairs, a custom flagstone patio and planter in the backyard and interior access to a spacious rooftop deck, where you can escape for a while and watch the sunset. Just 1/2 block to award winning, Jefferson Elementary, this prime location home is a winner itself!



1612 Speyer

Status:	Closed Sale	Bedrooms:	4
List Date:	10/31/2007	Bathrooms:	3
Area:	N Redondo Bch/Golden Hills	Sqft:	2650
LP:	Hills	SP:	\$1,060,000
Listed:	\$1,089,000	Built:	2007
DOM:	10/31/2007	Lot Size:	2,500

Very special property which sits right on the Hermosa/Redondo border. Distinctive Spanish Revival style exterior hints at the beautiful interior finishes. Extensive use of distressed hardwood flooring, wrought iron railings, heavy beams and custom tile and stone give this home a wonderful, warm feeling. Open floorplan, great city views from the living areas and a huge, private, sunny roof deck. Versatile floorplan includes a large bedroom that could also be a media room. Award winning Jefferson school is a few blocks away. Listing agent has an ownership interest.