

Comparative Market Analysis

Listing Details

April 30, 2008

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



4615 Highgrove

Status:	Closed Sale	Bedrooms:	3
List Date:	01/23/2008	Bathrooms:	1
Area:	Hollywood Riviera	Sqft:	1299
LP:	\$650,000	SP:	\$575,000
Listed:	01/23/2008	Built:	1953
DOM:	65	Lot Size:	5,500

Great opportunity to get in to south Torrance/The Riviera for a first-time or move-up buyer!!
Live there now and/or remodel later. Hardwood floors and newer roof. Needs some TLC, original condition. Tremendous potential!
Close to schools and shopping.



5625 Paseo De Pablo

Status:	Closed Sale	Bedrooms:	3
List Date:	11/14/2007	Bathrooms:	1
Area:	Hollywood Riviera	Sqft:	1523
LP:	\$918,000	SP:	\$918,000
Listed:	11/14/2007	Built:	1955
DOM:	130	Lot Size:	6,230

New Showing Instructions . First time on market 42 yrs.This is the best location on the street. Mostly original. If you take up the carpet to show hard wood floors, tile the kitchen and baths and paint it will be your dream home forever. You can make it bigger later. It sits on the highest point on Pablo and has the queens necklace, Hollywood sign and more. Windows from floor to ceiling on the North side, the view is panoramic and unobstructed. No roof tops! It has beautiful hard wood floors that look like new after 42 yrs! No popcorn and seems in good shape. The kitchen also has great views. The front room has vaulted ceilings and is spacious. The garage is direct access. The driveway is newer. Hard wired alarm system. The fire place in the front room has a beautiful mantle that runs in front of the fire place but also extends to the end of the wall. The seller is leaving dryer and a washing machine. There is a newer sewer line from the house to the street.



5502 Via del Valle

Status:	Closed Sale	Bedrooms:	3
List Date:	01/10/2008	Bathrooms:	1
Area:	Hollywood Riviera	Sqft:	1905
LP:	\$1,159,000	SP:	\$1,090,000
Listed:	01/10/2008	Built:	1955
DOM:	65	Lot Size:	7,510

Beautiful, well maintained 3 bed/2 bath home on quiet street at the top of the Hollywood Riviera. Remodeled Kitchen and Baths, large master bedroom with walk-in closet. Family and adjoining dining room with French doors leading to rear yard. Spacious living room with fireplace with additional French doors also leading to rear yard.Large remodeled kitchen has lots of cupboards, corian counter tops and sinks, recessed lighting, new appliances, fireplace, recessed Bosch speakers, wall mounted television. Large laundry room off kitchen.Hardwood floors under almost all of carpeted areas.Driveway is stamped concrete. Over the years of ownership have received outstanding landscaping awards 2 times. Rear yard is completely private with beautiful sanctuary like setting. Must see to appreciate ! One seller is licensed Real Estate Broker.Sellers' have purchased another home and have commenced moving some furniture, etc.

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4509 Paseo de las Tortugas

Status:	Closed Sale	Bedrooms:	4
List Date:	11/28/2007	Bathrooms:	2
Area:	Hollywood Riviera	Sqft:	2378
LP:	\$1,249,000	SP:	\$1,100,000
Listed:	11/28/2007	Built:	1956
DOM:	110	Lot Size:	9,860

Destination neighborhood with fabulous City Lights Views! Wonderful home that needs some fixing up. Great floor plan with 4 bdrms, 2 and 1/2 baths, family room with wet bar and fireplace, cathedral ceilings, skylights, city views and backyard deck. Bring offers. Must wait until 3/15/2008 to show

429 Via La Selva



Status:	Closed Sale	Bedrooms:	4
List Date:	03/05/2008	Bathrooms:	1
Area:	Hollywood Riviera	Sqft:	3503
LP:	\$2,499,000	SP:	\$2,425,000
Listed:	03/05/2008	Built:	1955
DOM:	10	Lot Size:	7,590

Rarely do you have the opportunity to own a completely re-built(5/06), designer-perfect home on one of the Hollywood Riviera's best-loved streets! The queen's necklace views are from both levels! This home has every high end detail imagineable: Chef's professional kitchen with Wolf duel fuel range and hood with french top, 48-inch Kitchen Aid refrigerator, large walk-in pantry, 36" Shaw fireclay sink, Super high-end Plato kitchen cabinets. 4 bedrooms (1 currently being used as a family room), 3 bathrooms, 5" quartersawn white oak floors throughout upper level and stairs, downstairs you will find 5" engineered quartersawn white oak floors. The upstairs guest bath has a Duravit sink, Dornbracht faucet & Aquatic spa tub. There is a huge bonus room, flat grassy backyard, viewing deck with stainless steel railing and gorgeous Pennsylvania blue stone which you will also find in the sunny courtyard in front, all on a flat street in close proximity to the Riviera Village and the beach!