

Sold Properties



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Address: 1729 Axenty Redondo Beach 90278
MLS #: S954071 **LDate:** 09/04/2007
Beds: 3 **SDate:** 12/07/2007
Baths: F:1 3Q:0 H:1 **Area:** 154
SqFt: 1,026 **\$/SF:** \$609.16
LotSF: 2,500 **YBlt:** 1962
SchDist: Redondo **Pool:** No
View: WdsView
Grg/Prk: AttGar,2CarGar

CurLPr: \$634,900
OrigLPr: \$634,900
SalePr: \$625,000
DOM: 51
CDOM: 51
Stories: OneLvl

Property Description: Estate Sale Not Subj To Court Apprv. The Lowest Priced Sfr In Golden Hills And In Move-In Cond! This Is A Great Starter Home! Conveniently And Centrally Located To Almost Everything, 1 Blk To Man Bch, 6 Blks To Hb And A Straight Shot Up Aviation To The Freeway. Spacious And Bright With New Carpet, Paint Appliances And Granite In The Kitchen. Both Baths Have Also Been Updated. New Rear Patio, New Landscaping And An Oversized 2 Car Garage! Large Front Balcony Has A Nice Green Rooftop/Tree View. Lr Has Lots Of Windows And Is Large Enough To Have A Dining Area Without Compromising Living Space. Kitchen Is A Step Saver With A Sunny Breakfast Nook And Slider Access To The Side Yard. Three Good Sized Bedrooms Are Light & Bright One As A Slider To The Rear Yard. Heating Is Fau!



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Address: 1644 Steinhart Ave Redondo Beach 90278
MLS #: P957551 **LDate:** 11/01/2007
Beds: 4 **SDate:** 12/04/2007
Baths: F:1 3Q:2 H:0 **Area:** 154
SqFt: 1,781 **\$/SF:** \$379.00
LotSF: 2,500 **YBlt:** 1968
SchDist: Redondo **Pool:** No
View: HillView
Grg/Prk: AttGar,1CarGar

CurLPr: \$699,000
OrigLPr: \$725,000
SalePr: \$675,000
DOM: 14
CDOM: 238
Stories: TwoLvl

Property Description: Located On The Top Of One Of The Most Desirable Streets In Redondo Beach'S Golden Hills, You Can Feel The Ocean Breezes From The New Large Balcony With Views Of The Surrounding Neighborhood And Hills. Rare 4 Bedroom 3 Bathroom Home Plus A Family Room, Many Upgrades, Including; Fully Remodeled Baths, New Doors, Windows, Upgraded Lights & Plumbing Fixtures, 3 Skylights, Wood Burning Fireplace. Spacious Open Kitchen, Home Sits High On Street To Give You Great Area View. Nice Patio/Retreat With Mexican Tiles, Very Bright. Great Location On Quiet Street Located Just Blocks From Hermosa Beach And Manhattan Beach.



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Address: 1526 Steinhart Redondo Beach 90278
MLS #: S953325 **LDate:** 08/21/2007
Beds: 3 **SDate:** 12/21/2007
Baths: F:2 3Q:0 H:1 **Area:** 154
SqFt: 1,946 **\$/SF:** \$413.67
LotSF: 2,495 **YBlt:** 1992
SchDist: **Pool:** No
View:
Grg/Prk: AttGar,DrOpn,2CarGar

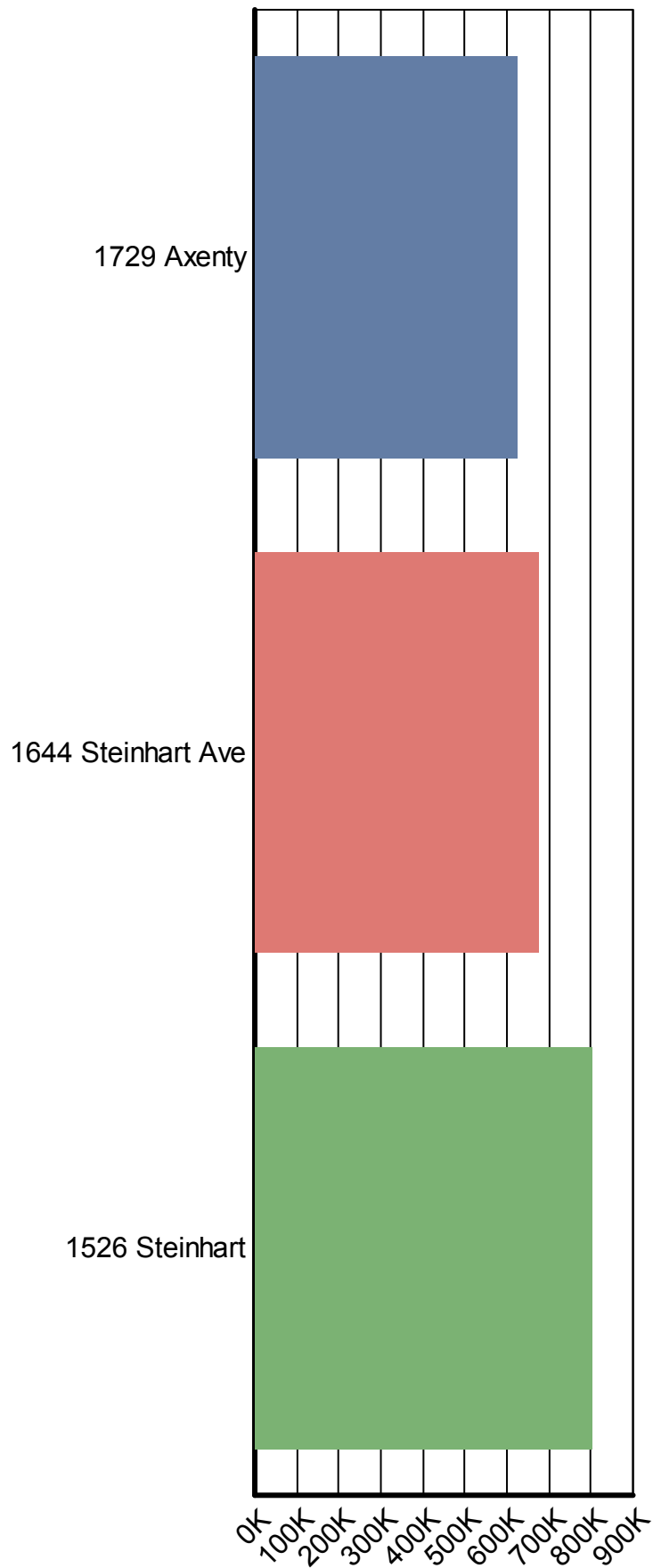
CurLPr: \$839,000
OrigLPr: \$859,000
SalePr: \$805,000
DOM: 122
CDOM: 122
Stories: TwoLvl

Property Description: Super Home On Great Block In The Golden Triangle! Three Full Bedrooms And 2.5 Baths. Powder Room Is Upstairs Off Living Room/Dining Area. Master Suite With Balcony. Soaring Ceilings Throughout. Fireplace In Living Room. Look At The Square Footage... 1946! Built In 1992. West-Facing So Light And Bright. Central Vac. Backyard/Patio.

CMA Pro Report

Sold Properties

Total # of Listings	3
Lowest Price	\$625,000
Highest Price	\$805,000
Average Price	\$701,667
Avg. Price/SqFt	\$467.28
Avg CDOM	137

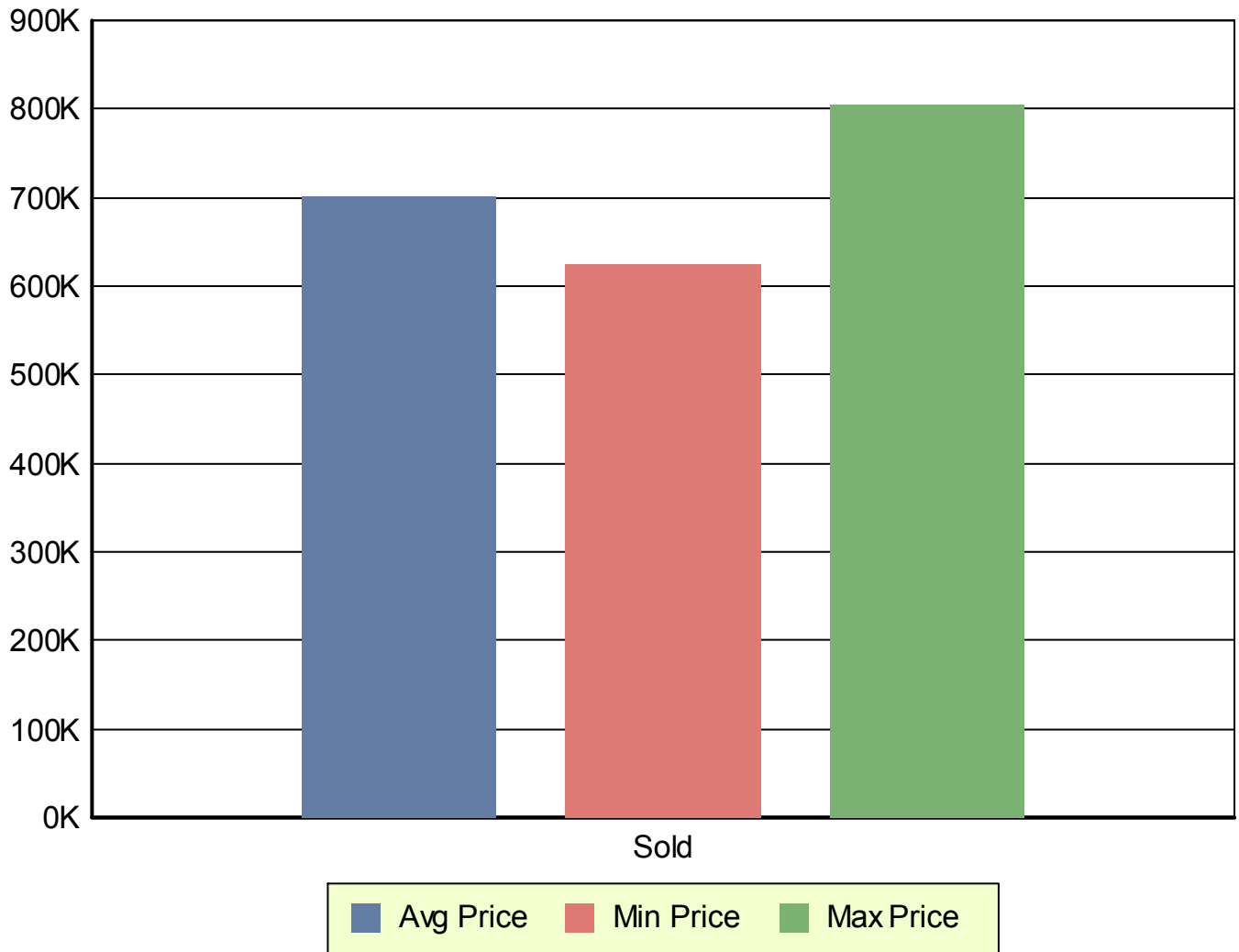


Date: 1/15/2008

CMA Pro Report

CMA Pro Report

Summary Graph/Analysis



Cumulative Analysis

Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Sold	\$625,000	\$805,000	\$701,667	\$467.28
	\$625,000	\$805,000	\$701,667	\$467.28

CMA Pro Report

Sold Property Analysis

Address	List Price	Sold Price	CDOM	%SP/LP	SP/Sqft
1729 Axenty Redondo Beach	\$634,900	\$625,000	51	-%1.56	\$609.16
1644 Steinhart Ave Redondo Beach	\$699,000	\$675,000	238	-%3.43	\$379.00
1526 Steinhart Redondo Beach	\$839,000	\$805,000	122	-%4.05	\$413.67
	\$724,300	\$701,667	137	-%-3.02	\$467.28

CMA Pro Report

Property Summary

S	Street Address	Bds	Bth	Sqft	Built	L Price	S Price	Sold Date	CDOM
S	1729 Axenty	3	1.50	1,026	1962	\$634,900	\$625,000	12/07/2007	51
S	1644 Steinhart Ave	4	3.00	1,781	1968	\$699,000	\$675,000	12/04/2007	238
S	1526 Steinhart	3	2.50	1,946	1992	\$839,000	\$805,000	12/21/2007	122