

Sold Properties



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Address: 635 Paseo De La Playa #205, Redondo Beach 90
MLS #: S949541 **LDate:** 06/22/2007
Beds: 2 **SDate:** 12/18/2007
Baths: F:2 3Q:0 H:0 **Area:** 128
SqFt: 1,312 **\$/SF:** \$567.07
LotSF: 4,003 **YBlt:** 1962
SchDist: Torrance **Pool:** Yes
View:
Grg/Prk: DrOpn,Subterranean,2Space

CurLPr: \$755,000
OrigLPr: \$795,000
SalePr: \$744,000
DOM: 148
CDOM: 148
Stories: 3+Lvl

Property Description: Beach Front Condo - On The Bluff -- Beautiful Cote D' Azur. Open And Bright 2 Bedroom/2 Bath. Enclosed Patio, Has Ocean View (Currently Used As Den). Plantation Shutters Throughout, Spacious Living Room, Master Suite! All Windows Have Been Upgraded, Large Dual Pane Windows. Complex Features; Clubhouse, Large Heated Pool And Deck, Beach Access From Private Trail, Putting Green. Elevator In Building. Gated Complex. This Is One You Won'T Want To Miss, Priced To Sell.



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Address: 213 Vista Del Parque Redondo Beach 90277
MLS #: S955069 **LDate:** 09/19/2007
Beds: 3 **SDate:** 12/21/2007
Baths: F:1 3Q:1 H:1 **Area:** 128
SqFt: 1,993 **\$/SF:** \$476.67
LotSF: 6,230 **YBlt:** 1956
SchDist: Torrance **Pool:** No
View: WdsView
Grg/Prk: AttGar,DrOpn,3Space,2CarGar

CurLPr: \$999,000
OrigLPr: \$1,029,000
SalePr: \$950,000
DOM: 72
CDOM: 285
Stories: OneLvl

Property Description: This Spacious 3 Bedroom, 2 1/2 Bath Tree Top View House With Refinished Floors And Neutral Paint Is Ready To Move In. Its Close Proximity To El Retiro Park/Tennis Courts/Library, Beach And Riviera Village Makes It A Convenient Vacation Spot. Features Include Great Ocean Breeze, Extra Large Master Suite With Sitting Area, 2 Firewood Burning Fireplaces, Updated Kitchen With Cherry Cabinets, Hardwood Floors, 2 Attics For Storage, Fresh Paint Inside And Out, And Rv Parking. All This And Award Winning Torrance Schools! You Will Enjoy The Serenity Inside The House.



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Address: 4521 Via Corona Torrance 90505
MLS #: P944576 **LDate:** 04/04/2007
Beds: 4 **SDate:** 12/27/2007
Baths: F:1 3Q:1 H:1 **Area:** 128
SqFt: 2,628 **\$/SF:** \$380.52
LotSF: 9,280 **YBlt:** 1968
SchDist: Torrance **Pool:** No
View: CityView,MntView,OcnView,PanoView
Grg/Prk: AttGar,2CarGar

CurLPr: \$1,149,000
OrigLPr: \$1,299,500
SalePr: \$1,000,000
DOM: 234
CDOM: 396
Stories: TwoLvl

Property Description: A New Price!! An Awesome View Home! You Must Step Out Onto The Deck To Take It All In! The Home Has A Great Floor Plan - It Offers A Huge Formal Dining Room- A Spacious Living Room With Fireplace - An Open Kitchen With An Adjacent Dining/Family Rm - And Sliding Glass Doors In Both The Living & Dining Areas That Look Out To Fabulous Views. All 4 Bdrms Are Upstairs - The Master Suite Has A Deck That Offers A Private Viewing Area - 2 Bdrms Have Huge Walkin Closets - Plus There'S A Pull-Down Ladder To A Large Standup Attic For Storage, Also A Garage That'S Extra Deep, It'S Great For More Storage Or A Workshop. Upgrades Include A Maxi-Tile Roof, Double Pane Windows & Sliders, Forced Air Heating & Freshly Painted Interior And Exterior. This Home Located On A Cul-De-Sac Is A One-Of-A-Kind.

CMA Pro Report

Sold Properties



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Address: 133 Via Alameda Redondo Beach 90277
MLS #: S955264 **LDate:** 09/21/2007
Beds: 3 **SDate:** 12/12/2007
Baths: F:1 3Q:1 H:0 **Area:** 128
SqFt: 1,460 **\$/SF:** \$787.67
LotSF: 6,840 **YBlt:** 1955
SchDist: Torrance **Pool:** No
View:
Grg/Prk: AttGar,DrOpn

CurLPr: \$1,199,000
OrigLPr: \$1,250,000
SalePr: \$1,150,000
DOM: 50
CDOM: 50
Stories: OneLvl

Property Description: Total Remodel 3 Bedrooms, 2 Baths, 2 Car Attached Garage And Rv Parking*. Kitchen Includes Granite Counter Tops, Jen Aire Appliances, Built-In Wine Cooler And Travertine Floor. Master Bath Has Double Shower Heads With Rain Shower & Mirror Wardrobes. Living Room Has A Fireplace And Cherry Hardwood Floor. New Central Heat, Copper Plumbing, Double Pane Windows & Doors, Interior And Exterior Lighting, Upgraded 220 Electrical. New Stamped Driveway, Large Yard With A Patio And Beautiful New Custom Landscaping In Front And Back.



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Address: 635 Camino De Encanto Redondo Beach 90277
MLS #: P957952 **LDate:** 11/08/2007
Beds: 3 **SDate:** 12/18/2007
Baths: F:2 3Q:0 H:1 **Area:** 128
SqFt: 1,979 **\$/SF:** \$727.13
LotSF: 6,376 **YBlt:** 1955
SchDist: Torrance **Pool:** No
View: PABView
Grg/Prk: AttGar

CurLPr: \$1,439,000
OrigLPr: \$1,439,000
SalePr: \$1,439,000
DOM: 1
CDOM: 210
Stories: OneLvl

Property Description: For Comp Purposes Only

CMA Pro Report

Sold Properties

Total # of Listings	5
Lowest Price	\$744,000
Highest Price	\$1,439,000
Average Price	\$1,056,600
Avg. Price/SqFt	\$587.81
Avg CDOM	218

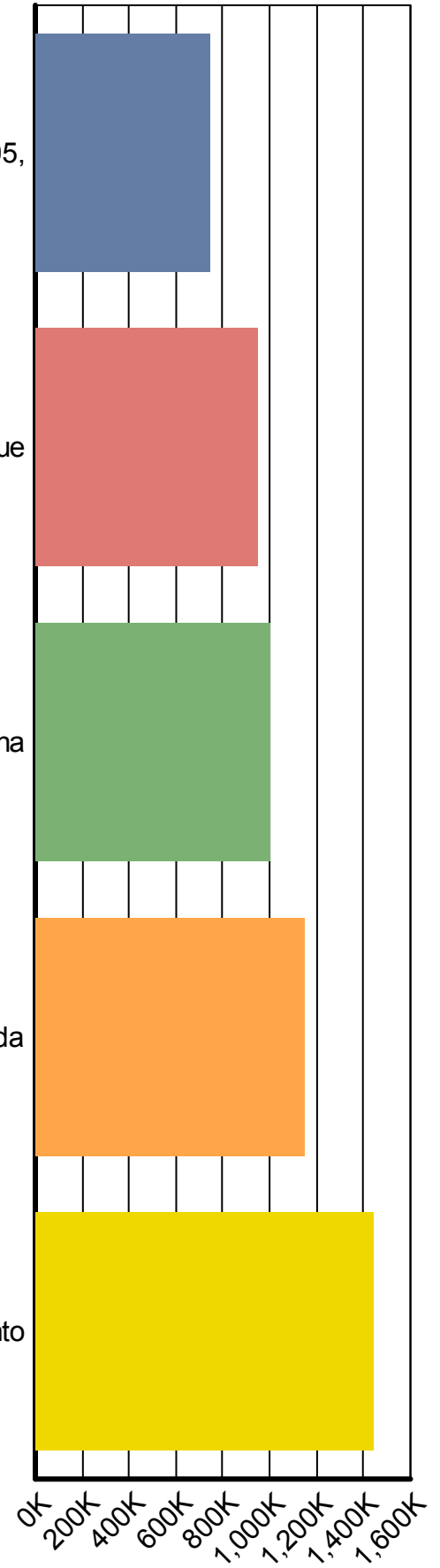
635 Paseo De La Playa #205,

213 Vista Del Parque

4521 Via Corona

133 Via Alameda

635 Camino De Encanto

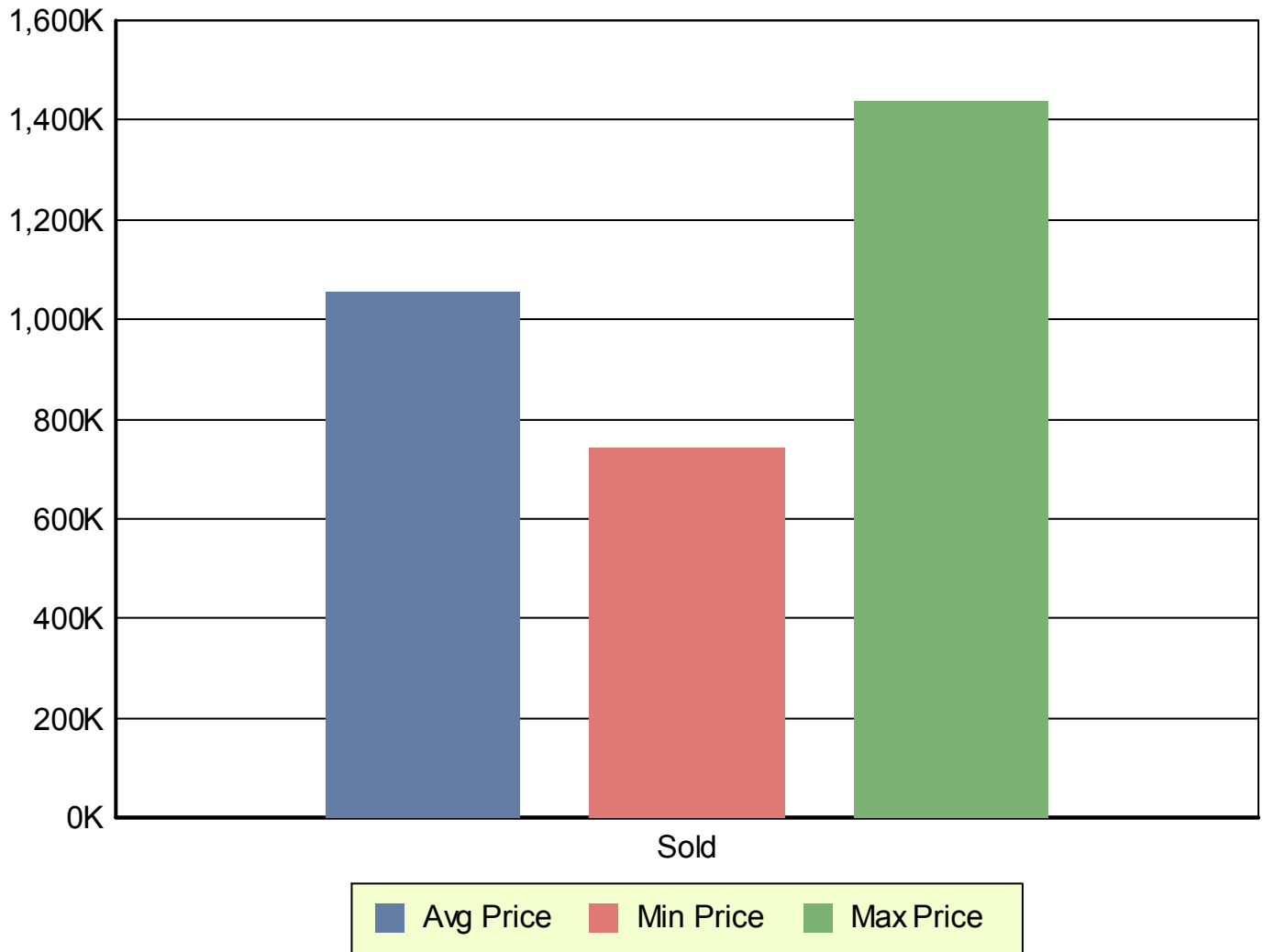


Date: 1/15/2008

CMA Pro Report

CMA Pro Report

Summary Graph/Analysis



Cumulative Analysis

Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Sold	\$744,000	\$1,439,000	\$1,056,600	\$587.81
	\$744,000	\$1,439,000	\$1,056,600	\$587.81

CMA Pro Report

Sold Property Analysis

Address	List Price	Sold Price	CDOM	%SP/LP	SP/Sqft
635 Paseo De La Playa #205, Redondo Beach	\$755,000	\$744,000	148	-%1.46	\$567.07
213 Vista Del Parque Redondo Beach	\$999,000	\$950,000	285	-%4.90	\$476.67
4521 Via Corona Torrance	\$1,149,000	\$1,000,000	396	-%12.97	\$380.52
133 Via Alameda Redondo Beach	\$1,199,000	\$1,150,000	50	-%4.09	\$787.67
635 Camino De Encanto Redondo Beach	\$1,439,000	\$1,439,000	210	%0.00	\$727.13
	\$1,108,200	\$1,056,600	218	-%4.68	\$587.81

CMA Pro Report

Property Summary

S	Street Address	Bds	Bth	Sqft	Built	L Price	S Price	Sold Date	CDOM
S	635 Paseo De La Playa 205	2	2.00	1,312	1962	\$755,000	\$744,000	12/18/2007	148
S	213 Vista Del Parque	3	2.50	1,993	1956	\$999,000	\$950,000	12/21/2007	285
S	4521 Via Corona	4	2.50	2,628	1968	\$1,149,000	\$1,000,000	12/27/2007	396
S	133 Via Alameda	3	2.00	1,460	1955	\$1,199,000	\$1,150,000	12/12/2007	50
S	635 Camino De Encanto	3	2.50	1,979	1955	\$1,439,000	\$1,439,000	12/18/2007	210