

# Comparative Market Analysis

## Listing Details

March 12, 2008

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



### 1703 Speyer

Status:	<b>Closed Sale</b>	Bedrooms:	<b>3</b>
List Date:	<b>01/08/2008</b>	Bathrooms:	<b>1</b>
Area:	<b>N Redondo Bch/Golden</b>	Sqft:	<b>1086</b>
LP:	<b>Hills</b>	SP:	<b>\$645,000</b>
Listed:	<b>\$624,000</b>	Built:	<b>1958</b>
DOM:	<b>01/08/2008</b>	Lot Size:	<b>1,580</b>

"Restoration Hardware" look & feel to this beach cottage located in the award-winning Jefferson School district. You'll love the open floor plan as this home's modern kitchen with granite countertops & stainless steel appliances opens up to the dining & living areas. Plantation shutters throughout the home. Upstairs, all 3 bedrooms were custom painted & the bathroom boasts a classic feel with octagonal tile flooring, vintage style fixtures & wainscoting. Relax outside on a spacious sun-drenched deck large enough for pets, entertaining & enjoying breakfast al fresco. This home sits on a uniquely private street-to-street lot with no properties directly behind overlooking the back yard. 1 mile to the beach & Sneary Parkette just half block away make this a unique opportunity in N Redondo's most sought after neighborhood.



### 1627 Ford

Status:	<b>Closed Sale</b>	Bedrooms:	<b>3</b>
List Date:	<b>08/31/2007</b>	Bathrooms:	<b>1</b>
Area:	<b>N Redondo Bch/Golden</b>	Sqft:	<b>1822</b>
LP:	<b>Hills</b>	SP:	<b>\$705,000</b>
Listed:	<b>\$719,000</b>	Built:	<b>1968</b>
DOM:	<b>08/31/2007</b>	Lot Size:	<b>2,500</b>

Situated in the Golden Hills area of north Redondo Beach, this impeccably-maintained home sits in a quiet neighborhood just a short walk to shops, restaurants and world-famous Southern Calif. beaches. Recent renovations and upgrades include all new dual-paned windows, flooring, furnace and water heater, copper plumbing, garage door and exterior painting. Oversized windows on the main entry level provide sun-splashed lighting for the recently painted open living and dining areas. The tastefully-styled bathrooms come accented with recessed lighting, beveled mirrors, designer fixtures and tile inlays.

All three bedrooms reside on the lower level along with a bonus room and two bathrooms. With an attached bathroom and kitchenette, the bonus room could easily become a fourth bedroom. No parking problem here! There are spots for nearly 20 cars just steps from the home. Wired for Verizon FIOS cable. Washer, dryer, refrigerator, ceiling fans, window treatments and patio furniture i