

# Comparative Market Analysis

## Listing Details

March 16, 2008

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



### 201 Calle Miramar 22

Status:	Closed Sale	Bedrooms:	2
List Date:	09/27/2007	Bathrooms:	2
Area:	Hollywood Rivera	Sqft:	1216
LP:	\$879,000	SP:	\$879,000
Listed:	09/27/2007	Built:	1962
DOM:	131	Lot Size:	845

**WOW...stunning ocean view 2 Br, 2 Bath condo in a picture perfect location!! The beautiful and recently refurbished building is appropriately called The Vista Bahia. The building offers secure subterranean parking (2 spaces), an elevator directly to unit #22, a fabulous recreation room and a salt water pool!! Walk to the renowned Riviera Village where shopping & restaurants abound!! This unique unit has a wall of glass that overlooks Miramar Park, and 180 degree view of the beach & Blue Pacific! Watch the dolphins play and enjoy all the activity that the boating world and nature have to offer. Please show and be awe struck by the beauty & serenity of our fabulous coastline!!**



### 4818 Paseo De Las Tortugas

Status:	Closed Sale	Bedrooms:	3
List Date:	01/07/2008	Bathrooms:	2
Area:	Hollywood Rivera	Sqft:	1578
LP:	\$899,000	SP:	\$960,000
Listed:	01/07/2008	Built:	1956
DOM:	50	Lot Size:	7,730

**3 Bedrooms, 2 Baths, appx. 1,600 sq. ft., on 7,800 sq. ft. flat lot. Hardwood Floors throughout, updated kitchen, new central heater, copper plumbing, new vinyl windows. Great back yard, fruit trees, new landscaping with sprinklers and lights, RV parking, walk to Rocketship Park and Riviera Elementry.**



### 139 Via Los Altos

Status:	Closed Sale	Bedrooms:	3
List Date:	12/03/2007	Bathrooms:	1
Area:	Hollywood Rivera	Sqft:	1712
LP:	\$995,000	SP:	\$975,000
Listed:	12/03/2007	Built:	1950
DOM:	61	Lot Size:	8,300

**First time for sale for this wonderful custom built home. Great curb appeal on a really nice street/neighborhood. The house has been very well-maintained by the original owner, is in terrific condition, and features a beautiful, large, and light great room, formal dining area, separate laundry room, large flat rear garden, private patio with built-in barbecue off the great room, hardwood floors, newer tile roof, and a detached 2.5 car garage. Walk to South, Richardson, shopping, the beach. In Hillside Overlay.**

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### 248 Avenida Atezada



Status:	<b>Closed Sale</b>	Bedrooms:	<b>3</b>
List Date:	<b>10/19/2007</b>	Bathrooms:	<b>1</b>
Area:	<b>Hollywood Rivera</b>	Sqft:	<b>2043</b>
LP:	<b>\$1,200,000</b>	SP:	<b>\$1,180,000</b>
Listed:	<b>10/19/2007</b>	Built:	<b>1952</b>
DOM:	<b>7</b>	Lot Size:	<b>6,790</b>

Sweeping, unobstructable 180 degree views of the coastline, Queens Necklace (Redondo to Malibu), city lights, Downtown L.A, the Hollywood Sign, and the mountains ranges! This clean, 3 bedroom, 2 ½ bath, one-level home has over 2,000 sqft, and has a nice floorplan, with lots of natural lighting, and beautifully refinished hardwood floors throughout. Lovely formal dining and inviting living room, both with gorgeous views. Huge centrally-located family room has vaulted wood-beamed ceilings, a stone fireplace, and it opens to the spacious rear yard/patio. Big, freshly painted kitchen has TONS of cabinet, and nice new tile floors. Peaceful backyard has brick patio, koi pond, waterfall, + raised yard area with killer coastline & city views! All brand new interior and exterior paint, and new tile flooring, too! Clean bathrooms have tile counters + new tile flooring & light fixtures. Gorgeous new front yard grass and landscaping with auto-sprinklers. Brand new forced air furnace + new



### 138 Via Mesa Grande

Status:	<b>Closed Sale</b>	Bedrooms:	<b>4</b>
List Date:	<b>02/14/2008</b>	Bathrooms:	<b>1</b>
Area:	<b>Hollywood Rivera</b>	Sqft:	<b>2004</b>
LP:	<b>\$1,490,000</b>	SP:	<b>\$1,400,000</b>
Listed:	<b>02/14/2008</b>	Built:	<b>1954</b>
DOM:	<b>0</b>	Lot Size:	<b>7,430</b>

This 4 bedroom 3 bath 2000 plus square foot home is all on one level; spectacular ocean and coastline views including Santa Monica, Malibu, Redondo Pier and city lights; close to Riviera Village with excellent dining and shopping; paved pathways surround this one level home with garden, flowers and a secret garden off of the master bedroom; extremely private and secure entry with remote control; two car detached garage with direct entry near front door; there are ocean views from living dining, kitchen and master; wood deck, spa and entertainers bar in the patio area.