

Comparative Market Analysis

Listing Details

March 06, 2008

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



25841 Eshelman 7

Status:	Closed Sale	Bedrooms:	3
List Date:	11/20/2007	Bathrooms:	2
Area:	Lomita	Sqft:	1426
LP:	\$491,865	SP:	\$470,000
Listed:	11/20/2007	Built:	1993
DOM:	38	Lot Size:	2,796

*****Bank Own Property*** Step into this beautiful, contemporary mediterranean style freestanding townhome. Small 7-unit complex located in the prestigious Lomita Pines area. This end-unit has its own fenced in backyard and 2 car attached garage, feels like a SFR. It's in move-in condition! Perfect time to buy this townhome and place your Christmas tree next to the cozy fireplace. Sellers choice of all related services. The seller aquired the property through a foreclosure sale. Property is being sold in an "AS IS" condition. The seller does not make any representations or warranties to its condition**



1764 252nd W

Status:	Closed Sale	Bedrooms:	4
List Date:	11/20/2007	Bathrooms:	2
Area:	Lomita	Sqft:	2224
LP:	\$560,000	SP:	\$500,000
Listed:	11/20/2007	Built:	1976
DOM:	94	Lot Size:	5,970

BANK of trees in yard, could be OWNED by you. Light & bright 2 story at end of quiet culdesac. Good open floorplan, dining area with fireplace, breakfast nook, 4th bed on family room, vaulted ceilings, granite kitchen. 2 car garage with direct access, big private yard.



25127 Oak

Status:	Closed Sale	Bedrooms:	6
List Date:	11/27/2007	Bathrooms:	4
Area:	Lomita	Sqft:	2420
LP:	\$499,000	SP:	\$533,200
Listed:	11/27/2007	Built:	1960
DOM:	14	Lot Size:	4,552

Fantastic Income property. Live in one and rent out the other. 2 homes, each 3 bedroom and 2baths located on a quiet street in Lomita. Both units are 85% updated and split level with over 1200 sq feet per unit! Don't miss out on the best bargain in the South Bay. Duplex does share common driveway. Property is subject to lender approval of short sale. Property has advantage of being a corner unit. One unit is vacant, other is occupied.

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1902 241st

Status:	Closed Sale	Bedrooms:	4
List Date:	10/10/2007	Bathrooms:	1
Area:	Lomita	Sqft:	1648
LP:	\$569,000	SP:	\$549,000
Listed:	10/10/2007	Built:	1957
DOM:	96	Lot Size:	5,187

****PRICE REDUCED**Wonderful home in great Lomita neighborhood, 1 block south of Torrance. Open floorplan with lots of upgrades. ****New 200 amp electrical service just installed**** Living room/dining area with a fireplace and handsome hardwood flooring. French doors open to a step down family room featuring laminate flooring and a sliding glass door that looks out to spacious backyard. Kitchen upgraded with tile flooring & newer appliances, with space for an informal eating area. Laundry rm. with a pantry & great storage off the kitchen. A 3/4 bathroom is off the laundry room. All 4 bedrooms have hardwood flooring and both bathrooms are enhanced with beautiful tile work. Well placed windows allow lots of natural light & make this a very bright home. Double paned windows throughout with exception to garden window in kitchen. Smooth ceilings throughout. Exterior & interior freshly painted. All new wood blinds. Access from 2 car garage is through a covered breeze way that goes directl**