

Comparative Market Analysis

Listing Details

March 12, 2008

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



2102 Ernest 2

Status:	Closed Sale	Bedrooms:	2
List Date:	01/08/2008	Bathrooms:	1
Area:	N Redondo Bch/Villas	Sqft:	1101
LP:	North	SP:	\$525,000
Listed:	\$549,000	Built:	1983
DOM:	01/08/2008	Lot Size:	0

Charming & unique property! Rare 4-on-a-lot complex. This delightful 2 bedroom, 1 (full), 1 (3/4) bath townhouse is located in a lovely area of North Redondo Beach. Sprawl out in the spacious living room featuring cathedral ceilings, a gas fireplace and large balcony overlooking the community, saltwater, solar heated pool. The master bedroom has an en-suite bath and balcony. A 2 car attached garage w/direct access to the home also houses the washer and dryer. This unique townhouse with it's resort-like feel, is attached to only one other unit. It's light and bright with a low HOA. Just one block from Anderson Park and Tennis Courts. Washer/Dryer included!



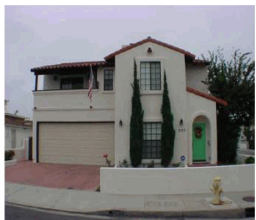
2410 Robinson

Status:	Closed Sale	Bedrooms:	2
List Date:	11/08/2007	Bathrooms:	1
Area:	N Redondo Bch/Villas	Sqft:	871
LP:	North	SP:	\$580,000
Listed:	\$599,000	Built:	1949
DOM:	11/08/2007	Lot Size:	5,200

Very Clean, Well-Kept & Charming Home w/ Lots of Lawn & Yard Space, Detached 1-Car Garage w/ Bonus Rooms & 4-Car Driveway Parking Close to Schools, Park, Freeway Access & Mins from Beach!

Amenities:

- 871 Sq. Ft. + Bonus Rooms (Not Included in Square Footage)
- 5,200 Sq. Ft. Lot w/ Large Front Yard & Large Rear Fenced Yard
- 1-Car Detached Garage + 4-Car Driveway Parking (3 Inside Gate)
- Bright & Open Living Area w/ Dining Nook, Curved Ceilings & Arched Doorway leading to Bath & Bedrooms
- Spacious Kitchen w/ Dishwasher, Stove & Breakfast Nook Area
- Carpeting Throughout & Dark Laminate Flooring in Kitchen
- Laundry Hook-Ups in Kitchen
- Ideal Home to Move Into & Enjoy Making Your Own!



2123 Matthews

Status:	Closed Sale	Bedrooms:	4
List Date:	10/24/2007	Bathrooms:	3
Area:	N Redondo Bch/Villas	Sqft:	2433
LP:	North	SP:	\$765,000
Listed:	\$799,000	Built:	1990
DOM:	10/24/2007	Lot Size:	3,746

Corner Location! This freestanding townhome has its own private driveway, private yard, gourmet kitchen with island, family room and formal dining room. Hardwood flooring, tile and carpeting throughout! This home boasts vaulted ceilings, central vacuum, fireplace and a security system. The bedrooms are spacious, all with ample closet space. There is a private deck off the master bedroom, large walk in closets and the on suite bathroom is equipped with a Jacuzzi tub. There is also access to the striking well maintained backyard directly through the living room. A wonderful opportunity to move into a turn key property

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2807 Carlsbad

Status:	Closed Sale	Bedrooms:	3
List Date:	09/12/2007	Bathrooms:	2
Area:	N Redondo Bch/Villas	Sqft:	1064
LP:	North	SP:	\$775,000
Listed:	\$799,000	Built:	1948
DOM:	09/12/2007	Lot Size:	7,150

Major Remodel in 2005 ---- This designer perfect TRW tract home is gorgeous. It features new roof, plumbing, upgraded electrical, kitchen, exterior doors, windows, bathrooms and all new fixtures including AC. The list goes on and you should not miss this great home. It is situated on a beautiful lot, with over 7,100 sf and has a view of the Mountains. The kitchen is new with stainless steel appliances, granite counter tops and travertine floors. It overlooks the beautiful backyard and the mountains. Throughout there is recessed lighting and dimmer switches. Custom paint blankets this home from room to room that is a breath-taking. The detached 2 car garage is also remodeled and has a handy loft-type area for storage. The windows have shutters and elegant window treatment. Included with this great home are 3 flat screens TV that are installed in the living room and 2 of the bedrooms. Truly a must see



2403 VOORHEES B

Status:	Closed Sale	Bedrooms:	4
List Date:	01/02/2008	Bathrooms:	2
Area:	N Redondo Bch/Villas	Sqft:	2743
LP:	North	SP:	\$825,000
Listed:	\$899,000	Built:	1990
DOM:	01/02/2008	Lot Size:	7,500

This stunning townhouse was beautifully remodeled in 2002. From the soaring ceilings and spacious floorplan, step down living room with a fireplace and french doors to back yard, to the formal dining room, two story family room with another fireplace and more french doors to back yard - a truly spectacular and unusual floorplan. No expense spared in this remodeled kitchen with high ceilings, large island, granite slab, premium glazed-finish maple cabinets, stainless appliances and breakfast nook. Huge bedroom has yet a third fireplace and French doors to a romantic balcony; master bath with spa tub, fireplace, marble counters, bowl sinks !

Other features include DCS range, Bosch and GE appliances, warming drawer, beverage/wine refrigerator, under-floor conduit for surround sound system, walls retextured with smooth finish, custom paint, section overhead garage door and operator, water softener and filtered water. The list goes on and on. You simply must see this one!



2204 Plant B

Status:	Closed Sale	Bedrooms:	4
List Date:	01/03/2008	Bathrooms:	2
Area:	N Redondo Bch/Villas	Sqft:	2267
LP:	North	SP:	\$890,000
Listed:	\$899,000	Built:	2007
DOM:	01/03/2008	Lot Size:	6,630

NEW CONSTRUCTION! Impressive living room with dramatic fireplace, spacious living room, Beautiful kitchen with stainless steel appliances, granite countertops. Stunning master suite with cozy fireplace and jacuzzi tub in master bath. Private rear patio & yard. All interior doors are 8 feet high.

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1806 Spreckels 3

Status:	Closed Sale	Bedrooms:	2
List Date:	11/28/2007	Bathrooms:	2
Area:	N Redondo Bch/Villas	Sqft:	1409
LP:	South	SP:	\$500,000
Listed:	\$515,000	Built:	1976
DOM:	11/28/2007	Lot Size:	1,746

Location! Location! Location! This is a multi level townhome that is situated in the very sought after Jefferson School District. This property has two very large bedrooms, 2 baths, fireplace, built in wine storage, Large laundry room, Private patio and 2 car garage!! Complex has security gate and nicely landscaped grounds.



2614 Grant A

Status:	Closed Sale	Bedrooms:	3
List Date:	01/09/2008	Bathrooms:	2
Area:	N Redondo Bch/Villas	Sqft:	1486
LP:	South	SP:	\$522,000
Listed:	\$499,000	Built:	1981
DOM:	01/09/2008	Lot Size:	2,496

Bright and airy front unit three on a lot at an unheard of price in Redondo Beach! This spacious unit has two downstairs bedrooms with a bathroom and separate laundry room. Open hallway space is large enough for office, exercise or play area! Upstairs is a huge great room with windows wide open to the trees! Lovely stone wood burning fireplace, wet bar, secluded and quiet sunny patio. Master bedroom and bath are upstairs also. This home is in move in condition - newly painted interior, new carpet and flooring throughout. Brand new forced air heater, new stove, new dishwasher. Refrigerator and washer and dryer are included in the sale! Two car attached garage with direct entry into the house. Just move in the furniture and start taking that tax write off for all of 2008!



2318 Vanderbilt B

Status:	Closed Sale	Bedrooms:	4
List Date:	08/24/2007	Bathrooms:	3
Area:	N Redondo Bch/Villas	Sqft:	1866
LP:	South	SP:	\$675,000
Listed:	\$699,900	Built:	2005
DOM:	08/24/2007	Lot Size:	0

Stunning townhouse built by Steve Lagare. very light and bright floor plan with high ceilings. Gourmet Granite kitchen with custom cabinetes, Kitchen Aid stainless steel appliances, wine fridge, custom stone work, Brazilian Cherry floors, Outstanding custom finishes. Bank Owned property just needs a touch of paint and carpets cleaned and it will be perfect. Check out the pics. Very aggressively priced, this last sold in 2006 for \$810,000.

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2405 HUNTINGTON 2

Status:	Closed Sale	Bedrooms:	4
List Date:	01/16/2008	Bathrooms:	2
Area:	N Redondo Bch/Villas	Sqft:	2217
LP:	South	SP:	\$755,000
Listed:	\$770,000	Built:	1988
DOM:	01/16/2008	Lot Size:	7,500

This FREE STANDING Townhouse with NO HOA fees is PICTURE PERFECT ! Bright, Airy, Spacious, Warm and Comfortable, this Home features 4 Upstairs Bedrooms, A Super Sunny Loft with Vaulted Ceilings, 2.5 Baths With New Italian Tile and Granite Counter Tops. The Inviting Living Room with its Crakling Fireplace Opens to an Extra Large (aprox. 700 sq ft) Tiled Patio With Trees: a Fantastic Space for Entertaining Friends and Family! The Dining Room Connects to the Happy and Upgraded Kitchen With Granite, Travertine, Newer Appliances and Spacious Pantry. Many other upgrades, 3 Skylights, Recess Lighting, Intercom, Fiber Optic Wiring, 2-car Garage With Interior Access + One Extra Guest Parking. Super, Super Clean. And Fantastically Located!



2605 185th

Status:	Closed Sale	Bedrooms:	3
List Date:	10/25/2007	Bathrooms:	1
Area:	N Redondo Bch/EI Nino	Sqft:	810
LP:	\$590,000	SP:	\$590,000
Listed:	10/25/2007	Built:	1952
DOM:	109	Lot Size:	5,000

TRULY A DIAMOND PROPERTY, MOVE-IN CONDITION! Recently remodeled home w/wood flooring in main living area & den. Beautiful euro-white cabinets w/travertine accents in both the kitchen & bath. Plaster ceilings, crown molding, cust baseboards, newer appliances, sec sys, & more. From the front curb to the park-like backyard, there's a Tranquil Appeal. Through the double gate access are: Two patios, Oversized garage w/large work station & laundry area, Large garden/grass area & a dog run. A must see! This one is special!



18514 Mansel

Status:	Closed Sale	Bedrooms:	4
List Date:	12/16/2007	Bathrooms:	2
Area:	N Redondo Bch/EI Nino	Sqft:	2000
LP:	\$699,000	SP:	\$694,000
Listed:	12/16/2007	Built:	2007
DOM:	46	Lot Size:	6,000

*****MANSEL VILLAS***** 6 NEW BRAND NEW DETACHED GATED HOMES***** Built with pride and quality by Mark LaCharite Homes! Spacious, approximately 2,000 sq.ft includes 4 bedrooms, 2.5 bath. Large open floor plan with great-room, family room with fireplace, dining area, bright open kitchen with granite stone countertops, stainless steel appliances, distressed hardwood floors, attached 2 car garage, large master suite, some with private rear yard, close to shopping, freeways plus so much more.....JUST REDUCED STEAL DEAL! Redondo Beach mailing address, city of Torrance.