

Comparative Market Analysis

Listing Details

March 16, 2008

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



1400 Via Arco

Status:	Closed Sale	Bedrooms:	5
List Date:	12/17/2007	Bathrooms:	3
Area:	Monte Malaga	Sqft:	3139
LP:	\$1,799,000	SP:	\$2,125,000
Listed:	12/17/2007	Built:	1967
DOM:	6	Lot Size:	20,510

Here is a rare opportunity to own a one-level home with huge coastline, queen's necklace, ocean and Catalina views on a big 20,500+sf lot with lots of potential to whet anyone's appetite that is looking to make a mark on their own "estate"! Great floor plan with lots of interior spaces and a very useable backyard with room for pool and much more. Spacious rooms include a formal living & dining room, a handsome family room with exposed beams & built-in bookcases, inviting & airy kitchen with lots of cabinetry & eating area, and large master suite with multiple closets, plantation shutters & oversized bathroom. The value is not the question - the question is, who is going to be the lucky buyer of this incredible property. The property behind the subject property (1436 Via Arco) is in the process of being torn down and rebuilt. It is strongly recommended that any interested buyer visit the PVE Homes Association (Art Jury) and PVE City Hall to review the plans and be aware that construc



4408 Lucera

Status:	Closed Sale	Bedrooms:	3
List Date:	01/04/2008	Bathrooms:	1
Area:	Valmonte	Sqft:	1517
LP:	\$950,000	SP:	\$925,000
Listed:	01/04/2008	Built:	1953
DOM:	54	Lot Size:	7,920

GATEWAY TO PALOS VERDES ESTATES

Conveniently located on the second street inside the prestigious city of Palos Verdes Estates, this three bedroom, two bathroom house offers a cul-de-sac environment. The home living area is 1,517 square feet on a 7,920 square foot lot. The front bedroom and living room are both light and bright. There is a peek of a city lights view from the living room. The home is located in the Palos Verdes Unified School District.

Climb the stairs to the backyard sitting area and a panoramic view of the city becomes visible. The backyard is comfortably covered with a lattice cover. At the secluded entry door there is a lovely garden with an eastern flavor. The kitchen and eating area are located in the back of the home opening to a city lights view.

It is the first time the home has been available for sale in nearly 40 years. This is a unique opportunity to own a mid-fifties contemporary house in a premier location.

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4408 VIA PINZON

Status:	Closed Sale	Bedrooms:	3
List Date:	01/21/2008	Bathrooms:	1
Area:	Valmonte	Sqft:	1811
LP:	\$1,239,000	SP:	\$1,239,000
Listed:	01/21/2008	Built:	1955
DOM:	26	Lot Size:	7,536

Located on a cul-de-sac. This home has been remodeled with great attention to detail.

3 bedrooms, 1.75 bathrooms. Features include: walnut floors, recessed lighting, bay windows w/sitting area, French doors, plantation shutters, fireplace, and updated plumbing and electrical. Gourmet kitchen w/granite counters and gorgeous custom cabinetry complemented with quality appliances. Master suite w/separate sitting area and beautiful master bath w/spa tub and spacious shower. This elegant single level home is designed to take full advantage of natural light and privacy. Perfect for family living and entertaining by the lovely pool overlooking the tranquil canyon.

Experience the Valmonte lifestyle. Close to Palos Verdes golf course, beach, park and walking trails.

Buyer to verify all information.



3325 PALOS VERDES N

Status:	Closed Sale	Bedrooms:	3
List Date:	12/17/2007	Bathrooms:	3
Area:	Valmonte	Sqft:	2200
LP:	\$1,429,000	SP:	\$1,410,000
Listed:	12/17/2007	Built:	1959
DOM:	23	Lot Size:	8,620

This beautiful Valmonte home has it all- circular driveway, 2 master suites, French doors leading to private living room with marble fireplace, spacious kitchen with breakfast room, open family room/dining room with 2nd marble fireplace and French sliding doors leading to redwood deck and lush green yard- perfect for entertaining! First master suite has walk-in closet, and 2nd master suite has raised ceilings also with French sliding doors opening to redwood deck/yard. Second master suite could also be used as an office. Additional upgrades include hardwood floors, recessed lighting and custom shutters. This elegant home has a warmth and charm that make it a truly rare find!



3925 Via Picaposte

Status:	Closed Sale	Bedrooms:	4
List Date:	08/24/2007	Bathrooms:	3
Area:	Valmonte	Sqft:	3166
LP:	\$2,195,000	SP:	\$2,100,000
Listed:	08/24/2007	Built:	2006
DOM:	173	Lot Size:	8,700

Spectacular four bedroom, three bathroom, 3,166 square foot home in the heart of the Valmonte neighborhood is the picture of elegance and character. This 1-year-old home has exceptional quality built throughout as well as a wonderful floorplan flooding the home with light. Features include a gourmet kitchen with center island, granite countertops, Viking appliances, Alder wood cabinets, hardwood floors, formal living room with surround sound system, two fireplaces, dual pane windows, extensive custom built-ins, large master suite with walk-in closet and attached private bathroom. Exit through French doors at the rear of this home to an expansive travertine patio that leads to a sizeable rear yard with mature landscaping that is perfect for recreation, gardening, relaxing or entertaining.