

Comparative Market Analysis

Listing Details

March 12, 2008

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



315 Pearl

Status:	Closed Sale	Bedrooms:	2
List Date:	10/13/2007	Bathrooms:	0
Area:	S Redondo Bch S of	Sqft:	750
LP:	Torrance BI	SP:	\$520,000
Listed:	\$599,000	Built:	1921
DOM:	10/13/2007	Lot Size:	2,250

Adorable 1920's beach cottage just 3 short blocks to the water! Lowest price 2 bedroom SFR in South Redondo! Bright living room, separate dining room, remodeled kitchen, bricked patio, backyard and fenced front yard. Hardwood floors, wood moldings and arched doorways add to the character of this charming home. One car garage + off street parking. Great neighborhood, walking distance to restaurants, shopping, the pier, short walk to Farmer's Market every Thursday! This is a cute beach house, a minor amount of work could make it a gem!!

Garage is 1920's vintage, Buyer to verify if car will fit. Property may qualify for Mills Act and receive tax break, Buyer to verify.



524 FRANCISCA S

Status:	Closed Sale	Bedrooms:	5
List Date:	01/09/2008	Bathrooms:	3
Area:	S Redondo Bch S of	Sqft:	4012
LP:	Torrance BI	SP:	\$1,590,000
Listed:	\$1,649,000	Built:	2000
DOM:	01/09/2008	Lot Size:	5,720

WOW!! VERY SPACIOUS, LIKE NEW, OCEANVIEW MEDITERRANEAN WITH CRAFTSMAN LIKE DETAILS. LOCATED ONLY 3 BLOCKS TO THE BEACH. QUALITY THROUGHOUT THIS CUSTOM LARGE 5 BEDROOM WITH 4000 SQ. FT. OF LIVING SPACE. LOADS OF MARBLE, GRANITE, TRAVERTINE AND HARDWOOD THROUGHOUT. OPEN FLOORPLAN WITH SOARING CEILINGS AND OVERSIZED ROOMS. AN IDEAL ENTERTAINERS HOME WITH GOURMET CHEFS GRANITE KITCHEN THAT OVERLOOKS IMMENSE GRAND ROOM AND FORMAL DINING ROOM. SEPARATE FAMILY ROOM IS IDEAL FOR CHILDRENS STUDY AREA OR GAME ROOM. LUXURIOUS MASTER SUITE WITH OVERSIZED WALKIN CLOSET AND BEAUTIFUL TRAVERTINE SPA BATH. FINISHED REAR YARD WITH FRUIT TREES AND PRIVATE SPA AND GAZEBO. HOME INCLUDES APPROVED PLANS FOR INCREDIBLE PANORAMIC OCEANVIEW ROOF TOP DECK. THERE IS NO BETTER PRICED HOME FOR SQ. FT. AND QUALITY IN THE AREA.



727 Esplanade 208

Status:	Closed Sale	Bedrooms:	2
List Date:	11/16/2007	Bathrooms:	2
Area:	S Redondo Bch W of PCH	Sqft:	1354
LP:	\$998,000	SP:	\$998,000
Listed:	11/16/2007	Built:	1974
DOM:	78	Lot Size:	623

Spectacular sand and whitewater views. Waterfront, complete interior upgrades featuring remodeled kitchen with granite counters, stainless appliances, minibar, wine fridge, remodeled baths, guest bath, travertine counter, floor and shower walls. New hardwood floors, new neutral carpet, new wood shutters and vertical blinds, fresh paint, crown mouldings, recessed lighting, newer front window slider, custom closets, 9ft. ceilings.

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624 Catalina S B

Status:	Closed Sale	Bedrooms:	4
List Date:	07/18/2007	Bathrooms:	2
Area:	S Redondo Bch W of PCH	Sqft:	2380
LP:	\$1,199,000	SP:	\$1,150,000
Listed:	07/18/2007	Built:	2005
DOM:	89	Lot Size:	5,994

Seller wants to look at all offers!!!! Location is key to this totally detached townhome with a private rear yard. It was completed in late 2005, and was rented for the first year, but it looks and feels brand new. Beautifully appointed through out with custom granite shelves and cabinetry. The kitchen is gorgeous, top of the line G.E. appliances imbeded in rich granite. The master suite is complete with fireplace. The master bath is spacious with dual sinks, tub with jets, and stall shower with seamless glass enclosure. Walk-in closet with built-ins. There is a loft that can be used as a family room or office. Two balcony decks with water and electricity, one has gas for BBQ. Compare this quality to everything in its price range....It stacks up on top!



220 Avenue F

Status:	Closed Sale	Bedrooms:	5
List Date:	11/01/2007	Bathrooms:	3
Area:	S Redondo Bch W of PCH	Sqft:	2573
LP:	\$1,499,500	SP:	\$1,475,000
Listed:	11/01/2007	Built:	1930
DOM:	48	Lot Size:	6,006

A Professional Major Remodel in 1997 endowed this 1930 Classic Home with stylish overtones but retained the integrity of the original architecture and beauty. Impossible to find, this 5 bedroom, 4 bath home, two blocks to the sand, sits on a full lot with a lovely garden, outdoor fireplace/BBQ and water feature, double garage and additional parking pad. A must see for the serious beach enthusiast with quality taste and high expectations.