

## Sold Properties



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**Address:** 253 Valley Drive Hermosa Beach 90254  
**MLS #:** S950757      **LDate:** 07/11/2007  
**Beds:** 2      **SDate:** 08/31/2007  
**Baths:** F:2 3Q:0 H:1      **Area:** 148  
**SqFt:** 1,494      **\$/SF:** \$528.78  
**LotSF:** 1,442      **YBl:** 1972  
**SchDist:** Hermosa      **Pool:** Yes  
**View:**  
**Grg/Prk:** AttGar  
**CurLPr:** \$799,000  
**OrigLPr:** \$799,000  
**SalePr:** \$790,000  
**DOM:** 12  
**CDOM:** 12  
**Stories:** TwoLvl

**Property Description:** Delightful, Bright, And Great Location - Just 2 Blocks To The Pacific Ocean - Steps To The Greenbelt And Close To South Park. Desirable Pacifica Villas With Refreshing Swimming Pool And Jacuzzi- Wow! Living/Family Room With Warming Fireplace Opens To Sunny Patio, 2 Spacious Master Suites - Newer Carpet, Tile, Recessed Lighting, And Newer Garage Door. Great Value! This One Won'T Last.



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**Address:** 425 28th Street Hermosa Beach 90254  
**MLS #:** S949922      **LDate:** 06/28/2007  
**Beds:** 3      **SDate:** 08/14/2007  
**Baths:** F:1 3Q:1 H:0      **Area:** 148  
**SqFt:** 1,250      **\$/SF:** \$976.00  
**LotSF:** 2,400      **YBl:** 1949  
**SchDist:**      **Pool:** No  
**View:**  
**Grg/Prk:** AttGar,2CarGar  
**CurLPr:** \$1,225,000  
**OrigLPr:** \$1,225,000  
**SalePr:** \$1,220,000  
**DOM:** 10  
**CDOM:** 10  
**Stories:** OneLvl

**Property Description:** Very Charming Bungalow In A Very Highly Desirable N Hermosa Location. Very Clean And Partially Updated - Great Master Suite With Lovely Tile Bath And Walk-In Closet. Big Living Room Looks On To An Inviting And Usable Front Yard (Great Street). Sunny Kitchen With Breakfast Nook. Hardwood And Tile Throughout. Roof Deck With Great View And 2 Car Garage! Buyer To Cooperate With Seller'S 1031 Exchange.



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**Address:** 216 10th St. Hermosa Beach 90254  
**MLS #:** S926638      **LDate:** 06/09/2006  
**Beds:** 3      **SDate:** 08/01/2007  
**Baths:** F:2 3Q:1 H:1      **Area:** 148  
**SqFt:** 1,950      **\$/SF:** \$717.95  
**LotSF:** 1,375      **YBl:** 2003  
**SchDist:**      **Pool:** No  
**View:** CtlInView,CityView,CstView,OcnView,PanoView,PierView,WWatView  
**Grg/Prk:** AttGar,2CarGar  
**CurLPr:** \$1,449,000  
**OrigLPr:** \$1,479,000  
**SalePr:** \$1,400,000  
**DOM:** 250  
**CDOM:** 304  
**Stories:** 3+Lvl

**Property Description:** Beautiful 3 Bedroom, 3.5 Ba Home With Stunning White Water Views! There Are Many Amenities In This Home Besides Being Just 2 Short Blocks From Water And Town, There Is Extensive Use Of Travertine, Hardwood Floor, Marble, And Much More! Roof Top Deck Will Blow You Away!

## Sold Properties



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**Address:** 842 Bard St Hermosa Beach 90254  
**MLS #:** S947555 **LDate:** 05/22/2007  
**Beds:** 4 **SDate:** 08/03/2007  
**Baths:** F:3 3Q:0 H:1 **Area:** 148  
**SqFt:** 2,100 **\$/SF:** \$713.81  
**LotSF:** 3,450 **YBlt:** 2007  
**SchDist:** Hermosa **Pool:** No  
**View:** BayView, CityView, OcnView, PanoView, PkView, WdsView, WatrView  
**Grg/Prk:** AttGar

**CurLPr:** \$1,499,000  
**OrigLPr:** \$1,519,000  
**SalePr:** \$1,499,000  
**DOM:** 43  
**CDOM:** 43  
**Stories:** 3+Lvl

**Property Description:** Conveniently Located In The Sand Section Of Central Hermosa Beach Surrounded By Grand Open Space And The Best Parking Setup At The Beach. This Home Has Excellent Sunset Views To The West And Big City Views To The East From The Entire Living Area Including The Great Room, Kitchen, Family Room And Dining Area. The Roof Top Deck Is Perfect For A Jacuzzi Spa And Has 360 Degree Panoramic Views Including Some Ocean Views, Hill, City Lights, Park, And Palos Verdes Views. There Is A Very Useable Large 6' X 18' West Facing Deck Off The Family Room And A Perfect Little Barbq Deck Just Off The Kitchen.



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**Address:** 838 Bard St Hermosa Beach 90254  
**MLS #:** S953253 **LDate:** 08/20/2007  
**Beds:** 4 **SDate:** 08/20/2007  
**Baths:** F:4 3Q:0 H:0 **Area:** 148  
**SqFt:** 2,500 **\$/SF:** \$599.60  
**LotSF:** 3,450 **YBlt:** 2007  
**SchDist:** Hermosa **Pool:** No  
**View:** CnynView, CityView, HillView, PkView, WdsView  
**Grg/Prk:** AttGar, 2CarGar

**CurLPr:** \$1,499,000  
**OrigLPr:** \$1,499,000  
**SalePr:** \$1,499,000  
**DOM:** 1  
**CDOM:**  
**Stories:** 3+Lvl

**Property Description:** This Beautiful Custom Detached Home Has Approximately 2,500 Square Feet With 4 Beds & 4 Baths And A Versatile Floorplan That Allows For A Separate Family Room, Bedroom And Bath Off The Lower Level, Which Is Perfect For An Au Pair, Nanny, Mother In Law, Roommate Or Office With Its Own Entrance Off The East Side Of Building Patio Area And Adjacent To A Ton Of Public Parking. The Floors, Hallways And Living Areas Upstairs Have Beautiful Walnut Hardwood Floors. The Gourmet Kitchen Has Tan Slab Granite Counters With Custom Contemporary Cabinets, Viking Stove/Range And Refrigerator And A Huge Island For Entertaining. Adjacent To The Great Room Is An Oversized 17' X 15' Deck That Looks Across The Chip Path At The Swaying Majestic Eucalyptus Trees And Brings Tremendous Natural Light Inside.



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**Address:** 40 Hermosa Ave. Hermosa Beach 90254  
**MLS #:** S943856 **LDate:** 03/23/2007  
**Beds:** 3 **SDate:** 08/01/2007  
**Baths:** F:3 3Q:0 H:1 **Area:** 148  
**SqFt:** 2,434 **\$/SF:** \$636.40  
**LotSF:** 7,200 **YBlt:** 2007  
**SchDist:** Hermosa **Pool:** No  
**View:**  
**Grg/Prk:** ParkSpace, 2Space

**CurLPr:** \$1,599,000  
**OrigLPr:** \$1,599,000  
**SalePr:** \$1,549,000  
**DOM:** 13  
**CDOM:** 13  
**Stories:** SplitLvl

**Property Description:** Playa Hermosa...Just Steps Away From The Sand Lay Three Large Condominium-Style Ocean View Homes. An Architectural Triumph, Designed By Architect Lee Oakes. Prime Beach Location Less Than 100 Yards To The Surf. Exquisite Living Spaces With Ocean Views. 3 Bedrooms Plus 2 ½ Baths Of Living Space, A Beach Lovers Paradise. Kitchens Fit For The Gourmet. Master Suite With Fireplace. 5 Inch Plank Distressed Hard Wood Floors. Custom Nine Foot Superbly Stained Five Panel Doors. Formal Dining Room/Media Room. Decks With Spectacular White Water Views. Roof Top Living Spaces With Fireplaces And Incredible Sunset Views, Perfect For Entertaining. Walk To Shops, Restaurants And The Marina, Or Just Down Stairs To Your Own Executive Business Office.

## Sold Properties



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**Address:** 38 Hermosa Ave. Hermosa Beach 90254  
**MLS #:** S943855 **LDate:** 03/23/2007  
**Beds:** 3 **SDate:** 08/15/2007  
**Baths:** F:3 3Q:0 H:1 **Area:** 148  
**SqFt:** 2,434 **\$/SF:** \$636.81  
**LotSF:** 7,200 **YBl:** 2007  
**SchDist:** Hermosa **Pool:** No  
**View:**  
**Grg/Prk:** 2Space

**CurLPr:** \$1,599,000  
**OrigLPr:** \$1,599,000  
**SalePr:** \$1,550,000  
**DOM:** 19  
**CDOM:** 19  
**Stories:** SpltLvl

**Property Description:** Playa Hermosa...Just Steps Away From The Sand Lay Three Large Condominium-Style Ocean View Homes.An Architectural Triumph, Designed By Architect Lee Oakes.Prime Beach Location Less Than100 Yards To The Surf. Exquisite Living Spaces With Ocean Views. 3 Bedrooms Plus 2 ½ Baths Of Living Space, A Beach Lovers Paradise. Kitchens Fit For The Gourmet. Master Suite With Fireplace.5 Inch Plank Distressed Hard Wood Floors. Custom Nine Foot Superbly Stained Five Panel Doors. Formal Dining Room/Media Room .Decks With Spectacular White Water Views.Roof Top Living Spaces With Fireplaces And Incredible Sunset Views, Perfect For Entertaining.  
Walk To Shops, Restaurants And The Marina, Or Just Down Stairs To Your Own Executive Business Office.



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**Address:** 101 Lyndon Street Hermosa Beach 90254  
**MLS #:** S943857 **LDate:** 03/23/2007  
**Beds:** 3 **SDate:** 08/01/2007  
**Baths:** F:3 3Q:0 H:1 **Area:** 148  
**SqFt:** 2,348 **\$/SF:** \$713.37  
**LotSF:** 7,200 **YBl:** 2007  
**SchDist:** Hermosa **Pool:** No  
**View:**  
**Grg/Prk:** DetCP,2Space

**CurLPr:** \$1,699,000  
**OrigLPr:** \$1,699,000  
**SalePr:** \$1,675,000  
**DOM:** 13  
**CDOM:** 13  
**Stories:** TopLvl

**Property Description:** Playa Hermosa...Just Steps Away From The Sand Lay Three Large Condominium-Style Ocean View Homes.An Architectural Triumph, Designed By Architect Lee Oakes.Prime Beach Location Less Than100 Yards To The Surf. Exquisite Living Spaces With Ocean Views. 3 Bedrooms Plus 2 ½ Baths Of Living Space, A Beach Lovers Paradise. Kitchens Fit For The Gourmet. Master Suite With Fireplace.5 Inch Plank Distressed Hard Wood Floors. Custom Nine Foot Superbly Stained Five Panel Doors. Formal Dining Room/Media Room .Decks With Spectacular White Water Views.Roof Top Living Spaces With Fireplaces And Incredible Sunset Views, Perfect For Entertaining.  
Walk To Shops, Restaurants And The Marina, Or Just Down Stairs To Your Own Executive Business Office.



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**Address:** 217 30th St Hermosa Beach 90254  
**MLS #:** S943968 **LDate:** 03/26/2007  
**Beds:** 5 **SDate:** 08/17/2007  
**Baths:** F:0 3Q:2 H:0 **Area:** 148  
**SqFt:** 1,800 **\$/SF:** \$991.67  
**LotSF:** 2,100 **YBl:** 1924  
**SchDist:** Hermosa **Pool:** No  
**View:** OcnView  
**Grg/Prk:** 3+CarGar

**CurLPr:** \$1,795,000  
**OrigLPr:** \$1,795,000  
**SalePr:** \$1,785,000  
**DOM:** 36  
**CDOM:** 94  
**Stories:** TwoLvl

**Property Description:** Wonderful North Hermosa South Facing Walkstreet Duplex With Sunny Ocean View Courtyard Which Can Be Easily Converted Into A Single Family Residence (Buyer To Verify-Check With The City Of Hermosa Beach). 3 Bedroom Owners Unit With 2 Bedroom Rental. New Milguard Windows, Recessed Lighting, Chocolate Hardwood Floors, Pomegranate Dutch Doors, New Bathrooms And Kitchens With Top Of The Line Appliances. 5 Car Parking. Washer And Dryer In The Garage. A Must See.

## CMA Pro Report

## Sold Properties



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<b>Address:</b>	57 20th Court Hermosa Beach 90254	<b>CurLPr:</b>	\$2,095,000
<b>MLS #:</b>	S950291	<b>LDate:</b>	05/06/2007
<b>Beds:</b>	3	<b>SDate:</b>	08/24/2007
<b>Baths:</b>	F:3 3Q:0 H:1	<b>Area:</b>	148
<b>SqFt:</b>	2,590	<b>\$/SF:</b>	\$810.81
<b>LotSF:</b>	4,273	<b>YBl:</b>	2007
<b>SchDist:</b>	Hermosa	<b>Pool:</b>	No
<b>View:</b>	OcnView		
<b>Grg/Prk:</b>	AttGar,DrOpn	<b>DOM:</b>	79
		<b>CDOM:</b>	121
		<b>Stories:</b>	3+Lvl

**Property Description:** Steps To The Sand. Custom Mediterranean Detached Townhome. Ocean View. Open Floor Plan. High Ceilings. Gourmet Kitchen W/Granite Counters, Custom Cabinets, Walk-In Pantry And Viking Professional Style Stainless Steel Appliances. Natural Stone Throughout. Granite Slab Countertops. Custom Mosaics. Travertine & Walnut Floors. Custom Furniture Style Alder Cabinetry. Grand 2-Story Entry With Turret Style Stairwell. Wrought Iron Railing. Cat5 Wiring. Central Vac. Pre-Wired For Security And Speakers. Ocean View Decks On Roof, Off Master Bedroom And Living Room. Fully Landscaped. Beautiful Custom Design And Finishes.



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<b>Address:</b>	1601 Loma Hermosa Beach 90254	<b>CurLPr:</b>	\$2,475,000
<b>MLS #:</b>	S946824	<b>LDate:</b>	05/11/2007
<b>Beds:</b>	4	<b>SDate:</b>	08/01/2007
<b>Baths:</b>	F:4 3Q:0 H:1	<b>Area:</b>	148
<b>SqFt:</b>	3,060	<b>\$/SF:</b>	\$759.80
<b>LotSF:</b>	4,470	<b>YBl:</b>	2007
<b>SchDist:</b>	Hermosa	<b>Pool:</b>	No
<b>View:</b>			
<b>Grg/Prk:</b>	AttGar,DrOpn	<b>DOM:</b>	40
		<b>CDOM:</b>	57
		<b>Stories:</b>	3+Lvl

**Property Description:** Timeless Spanish Mediterranean With Ocean Views. Freestanding. Spectacular Corner Location With Yard Access From 3 Sides. 4 Bedrooms, 4 1/2 Baths, Spacious Floor Plan Filled With Light. Architecture And Design With Many High End Details. Dual Control Steam Room Shower And Elevators. Ocean View Roof Top Decks Pre-Wired For Speakers, Phone, Electric And Water Hookups. Travertine And Brazilian Teak Floors. Fireplace, 11 Foot Ceilings, Beautiful Honed Granite In Kitchen And Bathrooms. Large Spa Tub. Top Of The Line Appliances; Viking And Kitchen Aid. Faux Patina Railings And Lamp Fixtures. Pre-Wired For Video, Audio And Security With Cat 5 Wiring. Air Conditioning.



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<b>Address:</b>	2443 Myrtle Hermosa Beach 90254	<b>CurLPr:</b>	\$2,979,000
<b>MLS #:</b>	S945835	<b>LDate:</b>	04/25/2007
<b>Beds:</b>	5	<b>SDate:</b>	08/13/2007
<b>Baths:</b>	F:3 3Q:0 H:1	<b>Area:</b>	148
<b>SqFt:</b>	3,561	<b>\$/SF:</b>	\$773.66
<b>LotSF:</b>	3,000	<b>YBl:</b>	2007
<b>SchDist:</b>	Hermosa	<b>Pool:</b>	No
<b>View:</b>	PanoView,PierView,WWatView		
<b>Grg/Prk:</b>	AttGar,DrOpn,2CarGar	<b>DOM:</b>	51
		<b>CDOM:</b>	85
		<b>Stories:</b>	3+Lvl

**Property Description:** Just Completed. . . Beautiful Beach "Home" Located Just A Few Short Blocks From The Sand. Spectacular Panoramic Views From Malibu To Catalina. Smooth Stucco, Extensive Stone Work, Stain Grade Wood Windows And The 2-Piece Tile Roof Give This Single Family Home A Tuscany Feel. Relax On The Large Front Patio Or Entertain On The Enormous West Facing Deck With Exquisite Ocean Views. Hickory Pecan Flooring, Furniture Finished Cabinetry, Spacious Top Floor/Great Room And Cooks Kitchen. Private 3-Stop Elevator And Oversized 2 Car Garage. Great Views, Great Location, Walk To Beach And Underground Utilities . . . Don'T Miss Seeing This!

## Sold Properties



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**Address:** 3216 Hermosa Ave. Hermosa Beach 90254  
**MLS #:** S947197      **LDate:** 05/16/2007  
**Beds:** 3      **SDate:** 08/17/2007  
**Baths:** F:2 3Q:0 H:0      **Area:** 148  
**SqFt:** 1,586      **\$/SF:** \$1,765.45  
**LotSF:** 2,550      **YBlt:** 1946  
**SchDist:** Hermosa      **Pool:** No  
**View:** CtlNView,CstView,OcnView,PanoView,WatrView,WVatView  
**Grg/Prk:** AttGar

**CurLPr:** \$2,399,000  
**OrigLPr:** \$2,399,000  
**SalePr:** \$2,800,000  
**DOM:** 4  
**CDOM:** 58  
**Stories:** TwoLvl

**Property Description:** Classic 1930 Beach Cottage On Full Street To Alley Lot. Unobstructed Panoramic White Water Views From Malibu To Catalina. Located In The Fabulous North End. Approximately 1586 Sq.Ft. Of Living Space With 3 Bedrooms And 2 Baths. Beach Front Patio Area Perfect For Entertaining. Amazing Location Which Rarely Becomes Available. Great Opportunity To Live In A Classic Beach Bungalow While Designing Your Dream Home.



**Address:** 1632 The Strand Hermosa Beach 90254  
**MLS #:** R953052      **LDate:** 08/14/2007  
**Beds:** 3      **SDate:** 08/14/2007  
**Baths:** F:2 3Q:0 H:1      **Area:** 148  
**SqFt:** 2,200      **\$/SF:** \$1,950.00  
**LotSF:** 2,400      **YBlt:** 1974  
**SchDist:**      **Pool:** No  
**View:** OcnView  
**Grg/Prk:** AttGar,2CarGar

**CurLPr:** \$4,290,000  
**OrigLPr:** \$4,290,000  
**SalePr:** \$4,290,000  
**DOM:** 1  
**CDOM:** 1  
**Stories:** TwoLvl

**Property Description:** Sold Before Processing.



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**Address:** 1600 Ardmore #221, Hermosa Beach 90254  
**MLS #:** S950603      **LDate:** 07/10/2007  
**Beds:** 2      **SDate:** 08/14/2007  
**Baths:** F:2 3Q:0 H:0      **Area:** 149  
**SqFt:** 893      **\$/SF:** \$565.51  
**LotSF:** 0      **YBlt:** 1971  
**SchDist:** Hermosa      **Pool:** Yes  
**View:**  
**Grg/Prk:** Subterranean,2Space

**CurLPr:** \$499,000  
**OrigLPr:** \$499,000  
**SalePr:** \$505,000  
**DOM:** 6  
**CDOM:** 13  
**Stories:** OneLvl

**Property Description:** Pristine-Adorable Condo. Best Price In Hermosa! Walk To Beach For Under \$500! New Paint, New Cherry Wood-Like Floors. Lots Of Light. End Unit. Can Enter On The Side Of The Building. Fairly New Counters In Kitchen...New Sink. 2 Full Bathrooms. Master Has Walkin Closet. Complex Has Pool, Sauna, Mini-Gym, Spa. 2 Spaces For Parking/Sub. Walk To Beach, Shopping, Restaurants. Great Starter Home & Price. Must See!

## CMA Pro Report

## Sold Properties



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**Address:** 537 2nd St Hermosa Beach 90254-5221  
**MLS #:** S940860      **LDate:** 02/01/2007  
**Beds:** 4      **SDate:** 08/31/2007  
**Baths:** F:2 3Q:0 H:2      **Area:** 149  
**SqFt:** 2,493      **\$/SF:** \$481.35  
**LotSF:** 2,613      **YBl:** 1985  
**SchDist:** Hermosa      **Pool:** No  
**View:** CityView,PABView  
**Grg/Prk:** AttGar

**CurLPr:** \$1,249,000  
**OrigLPr:** \$1,299,000  
**SalePr:** \$1,200,000  
**DOM:** 167  
**CDOM:** 167  
**Stories:** TwoLvl

**Property Description:** Terrific Location, Walk To Beach, Greenbelt And Shopping. Beautiful Single Family Residence With Terrific Floor Plan For Entertaining. House Has 4 Bedroom 2 Full Baths And 2 Half Baths With Lots Of Square Footage On Two Levels. This House Has Beautiful Hardwood Floors Throughout, Vaulted Ceilings, Two Fireplaces, Indoor Steam Room, Outdoor Jacuzzi Spa, Updated /Refinished Bathrooms, And Oversized Rooms With Separate Laundry Room. There Are City And Some Ocean Views From Front Balcony As Well As Rear Balcony Off Of Master Suite With Large Walk In Closet. 3 Fabulous Stained Glass Windows. A Small Rear Yard. The Property Has Plenty Of Parking For You And All Your Guest A Attached 2 Car Garage And 2 Off Street Parking Spaces.



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**Address:** 601 2nd Street Hermosa Beach 90254  
**MLS #:** S949343      **LDate:** 06/17/2007  
**Beds:** 5      **SDate:** 08/17/2007  
**Baths:** F:2 3Q:1 H:1      **Area:** 149  
**SqFt:** 2,617      **\$/SF:** \$475.74  
**LotSF:** 2,160      **YBl:** 2002  
**SchDist:** Hermosa      **Pool:** No  
**View:**  
**Grg/Prk:** AttGar,DrOpn,ParkSpace,2CarGar

**CurLPr:** \$1,329,000  
**OrigLPr:** \$1,329,000  
**SalePr:** \$1,245,000  
**DOM:** 16  
**CDOM:** 16  
**Stories:** 3+Lvl

**Property Description:** "Better Than New" Stunning Detached Townhouse On Bright Corner Lot In Prime Hermosa Beach Location. Large 5 Bedroom, 3.5 Baths, 2617 Square Foot (Buyer To Verify) Home, Just A Short Walk To The Beach And Greenbelt. Living Room With Fireplace And Built In Bookshelves, Separate Dining Room, Master Suite With Fireplace, Private Balcony And Huge Walk In Closet. Gourmet Kitchen, Bonus Room On First Level, Extensive Use Of Marble, Granite, Travertine And Harwood Floors. Dumbwaiter Servicing All 3 Levels. Custom Appointments Throughout. A Must See Home!!!



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**Address:** 621 10th Hermosa Beach 90254  
**MLS #:** S951264      **LDate:** 07/17/2007  
**Beds:** 4      **SDate:** 08/24/2007  
**Baths:** F:3 3Q:0 H:1      **Area:** 149  
**SqFt:** 2,450      **\$/SF:** \$530.20  
**LotSF:** 3,800      **YBl:** 2007  
**SchDist:**      **Pool:** No  
**View:** OcnView  
**Grg/Prk:** AttGar

**CurLPr:** \$1,299,000  
**OrigLPr:** \$1,299,000  
**SalePr:** \$1,299,000  
**DOM:** 10  
**CDOM:** 10  
**Stories:** 3+Lvl

**Property Description:** Another Stunning New Development By L & L Homes! Located In The Heart Of Hermosa, This Townhome Boasts 4 Beds And 3.5 Baths A Huge Family Room And A West Facing View Of The City, That Overlooks Clark Stadium And The Greenbelt. Three Of The Bedrooms Are Located On The Main Floor, While The Fourth Is Located Downstairs For Privacy. Cherrywood Floors Throughout The Kitchen, Dining And The Entire Living Area Where Adjacent To The Family Room There Is A Balcony Area Perfect For Bbq'S And Entertaining. From Here You Can Travel Up The Spiral Staircase To The Rooftop Deck And Enjoy Some Magnificent Sunsets. Looking Down Towards The Street You'll See It Has Been Blocked Off At The East Side By The City Of Hb So There Will Be No Through Traffic On 10Th St. ( Almost A Cul De Sac ).

## Sold Properties



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<b>Address:</b>	654 5th St. Hermosa Beach 90254	<b>CurLPr:</b>	\$1,349,000
<b>MLS #:</b>	S949760	<b>LDate:</b>	06/27/2007
<b>Beds:</b>	3	<b>SDate:</b>	08/13/2007
<b>Baths:</b>	F:3 3Q:0 H:1	<b>Area:</b>	149
<b>SqFt:</b>	2,809	<b>\$/SF:</b>	\$464.58
<b>LotSF:</b>	4,722	<b>YBlt:</b>	2006
<b>SchDist:</b>	Hermosa	<b>Pool:</b>	No
<b>View:</b>	OcnView		
<b>Grg/Prk:</b>	AttGar,2CarGar	<b>Stories:</b>	3+Lvl

**Property Description:** Back On The Market! This Fine Townhome Is The Nicest Townhome At The Beach! Outstanding Architecture, Exceptional Quality And Lots Of Space! Lowest Price Per Square Foot In The Area!!! Check Out The Extra Photos Of The Huge Master Bath And Bedroom. Two Fireplaces, Ocean View Rooftop Deck, Living Room Pre-Wired For Hd And Surround Sound, Grand Entry With Floating Maple Staircase, Constantly Circulating Hot Water, Huge Master Bath With Hdtv Pre-Wire, Custom Cabinetry Throughout, A First Floor Bedroom So Big It Has A Double Door Entry And Is Big Enough For A Pool Table, A Home Office For Two Or A Room For Twins? Each Bedroom Has A Full Bathroom! Very Quiet Rear Location. Close To Greenbelt, Parks And Beach. Easy To Show, Lockbox On Front Railing By Front Door. No Need To Preview!



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<b>Address:</b>	839 6th Street #5, Hermosa Beach 90254	<b>CurLPr:</b>	\$749,000
<b>MLS #:</b>	S950898	<b>LDate:</b>	07/09/2007
<b>Beds:</b>	2	<b>SDate:</b>	08/14/2007
<b>Baths:</b>	F:1 3Q:1 H:1	<b>Area:</b>	150
<b>SqFt:</b>	1,310	<b>\$/SF:</b>	\$564.12
<b>LotSF:</b>	1,873	<b>YBlt:</b>	1982
<b>SchDist:</b>	Hermosa	<b>Pool:</b>	No
<b>View:</b>			
<b>Grg/Prk:</b>	AttGar,DrOpn,2CarGar	<b>Stories:</b>	TwoLvl

**Property Description:** Contemporary Townhome Featuring 2 Master Suites With Custom Closets And 2 1/2 Bathrooms, Hardwood Floor Throughout, Recessed Lighting Throughout, Newer Appliances In The Kitchen W/Walk-In Pantry, Two Large Balconies Off Living Room And Master Bedroom, 2-Car Attached Garage W/Direct Access.



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<b>Address:</b>	1134 First Place Hermosa Beach 90254	<b>CurLPr:</b>	\$949,000
<b>MLS #:</b>	S947937	<b>LDate:</b>	05/30/2007
<b>Beds:</b>	3	<b>SDate:</b>	08/07/2007
<b>Baths:</b>	F:2 3Q:0 H:0	<b>Area:</b>	150
<b>SqFt:</b>	1,749	<b>\$/SF:</b>	\$526.01
<b>LotSF:</b>	2,180	<b>YBlt:</b>	1961
<b>SchDist:</b>	Hermosa	<b>Pool:</b>	No
<b>View:</b>	OcnView		
<b>Grg/Prk:</b>	AttGar,2CarGar	<b>Stories:</b>	TwoLvl

**Property Description:** Beautiful 3 Bedroom 2 Bath Hermosa Hills Family Home Price To Sell. Ocean View From The Large Master Bedroom Which Has An Office And Has Been Freshly Painted. This Home Is A Complete Remode With 1749 Sq Ft Of Living Space (Btv). New Kitchen With Granite Tops And New Cabinets. New Baths. New Double Paned Windows And Doors. Hardwood Floors Throughout. Large Deck Perfect For Entertaining Also Leads To A Nice Private Backyard. Vaulted Ceiling And Direct Garage Access. Very Quite One-Way Street. Walk To Beach And Award Winning Hermosa Beach Schools.

## CMA Pro Report

### Sold Properties



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<b>Address:</b>	2026 Hillcrest Dr. Hermosa Beach 90254	<b>CurLPr:</b>	\$899,900
<b>MLS #:</b>	S949673	<b>LDate:</b>	06/26/2007
<b>Beds:</b>	3	<b>SDate:</b>	08/05/2007
<b>Baths:</b>	F:2 3Q:0 H:1	<b>Area:</b>	150
<b>SqFt:</b>	1,476	<b>\$/SF:</b>	\$625.34
<b>LotSF:</b>	2,000	<b>YBl:</b>	1972
<b>SchDist:</b>	Hermosa	<b>Pool:</b>	No
<b>View:</b>	CityView,PABView	<b>DOM:</b>	11
<b>Grg/Prk:</b>	AttGar,2CarGar,Wrkshp	<b>CDOM:</b>	28
		<b>Stories:</b>	TwoLvl

**Property Description:** Completely Remodeled In 2006, Including New Roof And Exterior Paint. Open Floorplan With Hardwood Floors Throughout, Recessed Lighting & Ceiling Fans. Luxury Master Bathroom With Custom Tile Work & Jacuzzi Tub. Open Kitchen Includes Granite Counters, Stainless Steel Appliances And Maple Cabinets. Family Room Has Fireplace, Natural Wood Vaulted Ceilings And Skylights. Central Air & Heat. 2 Decks & Private Yard With Sprinkler And Lighting System. 2 Story Home Facing West With Attached Garage And Ocean Peek A Boo View! Easy Walk To Restaurants, Shops, Fitness Center And Beach. Verizon Fiber Optics. Award Winning Hermosa Beach Schools.

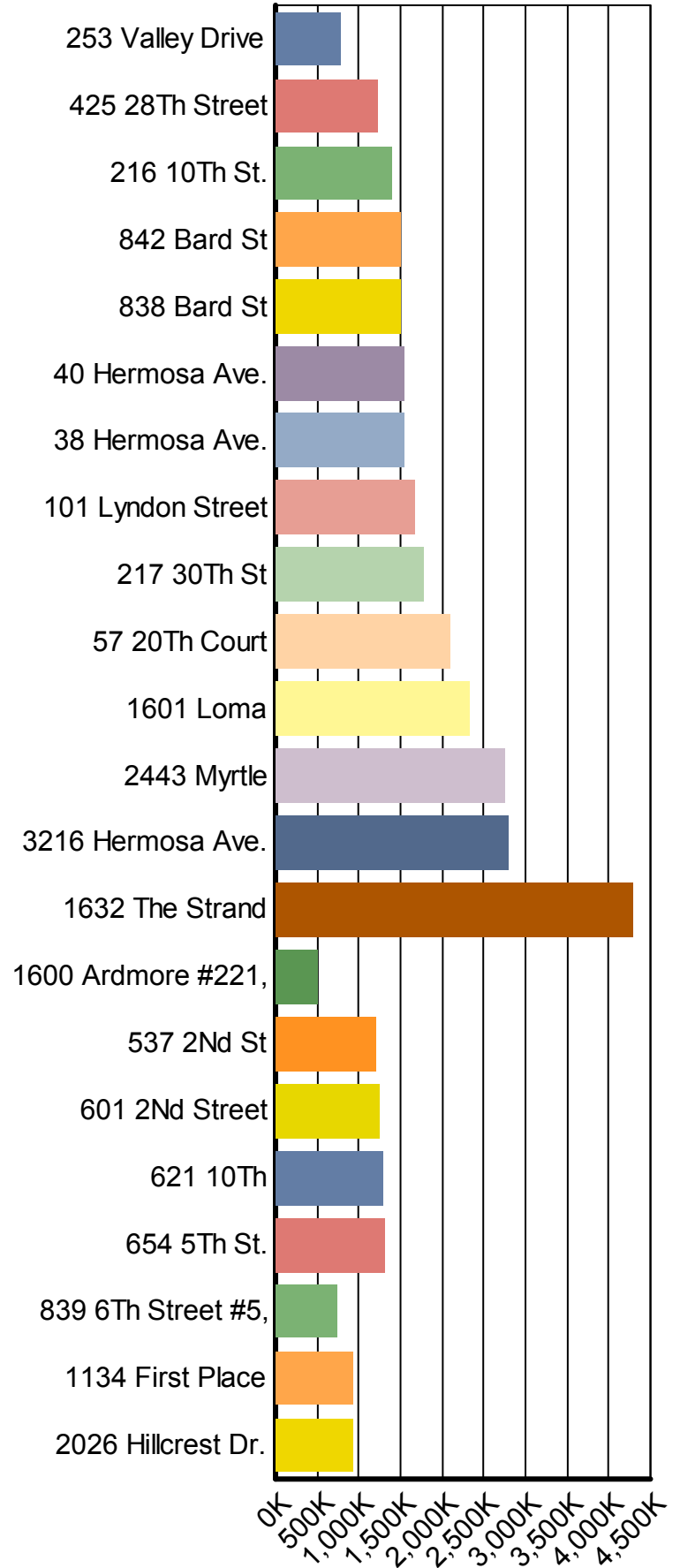
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# CMA Pro Report

## Sold Properties

Total # of Listings	<b>22</b>
Lowest Price	<b>\$505,000</b>
Highest Price	<b>\$4,290,000</b>
Average Price	<b>\$1,607,864</b>
Avg. Price/SqFt	<b>\$763.95</b>
Avg CDOM	<b>56</b>

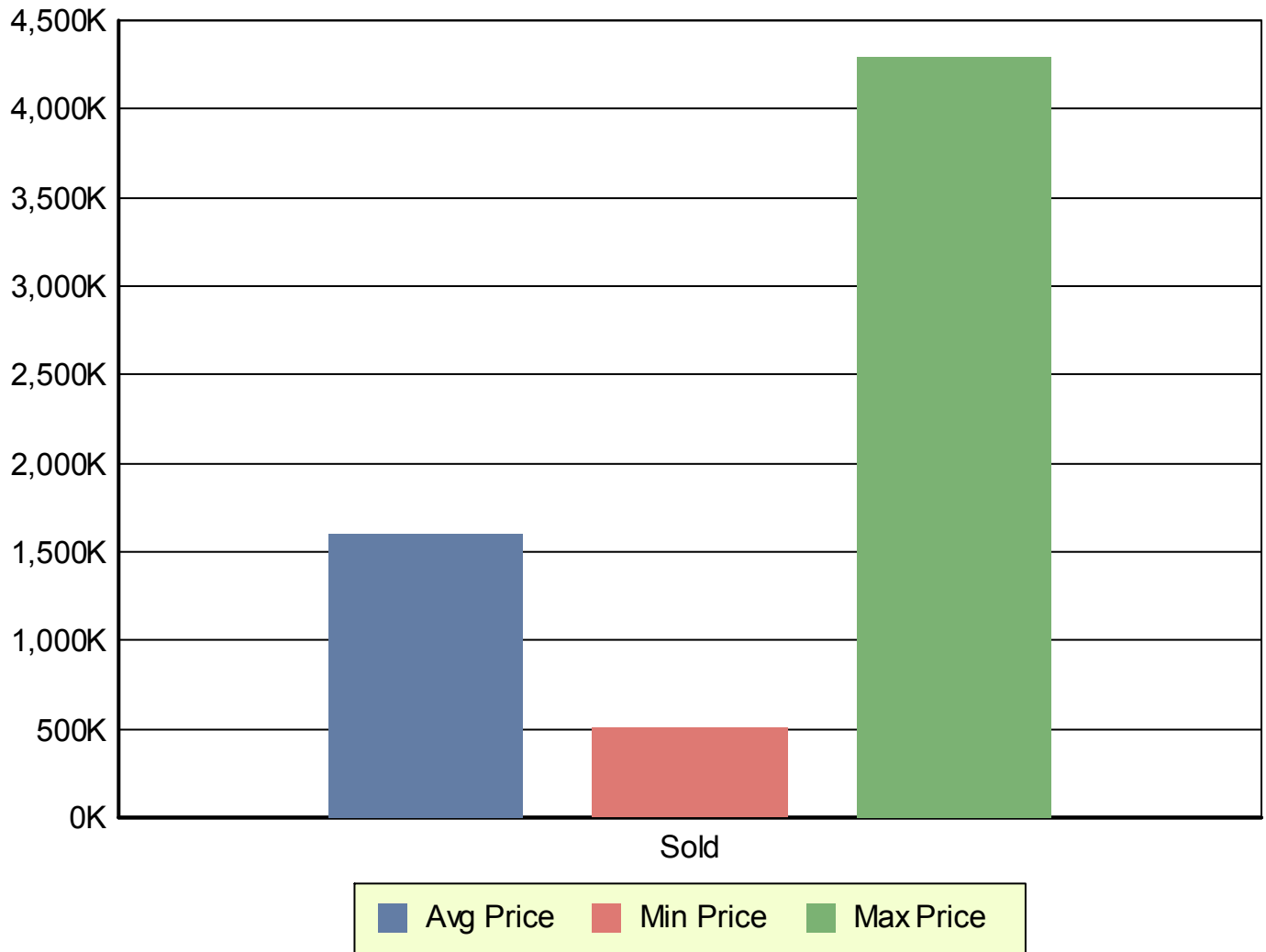


Date: 9/4/2007

# CMA Pro Report

# CMA Pro Report

## Summary Graph/Analysis



### Cumulative Analysis

Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Sold	\$505,000	\$4,290,000	\$1,607,864	\$763.95
	<b>\$505,000</b>	<b>\$4,290,000</b>	<b>\$1,607,864</b>	<b>\$763.95</b>

## CMA Pro Report

## Sold Property Analysis

Address	List Price	Sold Price	CDOM	%SP/LP	SP/Sqft
253 Valley Drive Hermosa Beach	\$799,000	\$790,000	12	-%1.13	\$528.78
425 28th Street Hermosa Beach	\$1,225,000	\$1,220,000	10	-%0.41	\$976.00
216 10th St. Hermosa Beach	\$1,449,000	\$1,400,000	304	-%3.38	\$717.95
842 Bard St Hermosa Beach	\$1,499,000	\$1,499,000	43	%0.00	\$713.81
838 Bard St Hermosa Beach	\$1,499,000	\$1,499,000		%0.00	\$599.60
40 Hermosa Ave. Hermosa Beach	\$1,599,000	\$1,549,000	13	-%3.13	\$636.40
38 Hermosa Ave. Hermosa Beach	\$1,599,000	\$1,550,000	19	-%3.06	\$636.81
101 Lyndon Street Hermosa Beach	\$1,699,000	\$1,675,000	13	-%1.41	\$713.37
217 30th St Hermosa Beach	\$1,795,000	\$1,785,000	94	-%0.56	\$991.67
57 20th Court Hermosa Beach	\$2,095,000	\$2,100,000	121	%0.24	\$810.81
1601 Loma Hermosa Beach	\$2,475,000	\$2,325,000	57	-%6.06	\$759.80
2443 Myrtle Hermosa Beach	\$2,979,000	\$2,755,000	85	-%7.52	\$773.66
3216 Hermosa Ave. Hermosa Beach	\$2,399,000	\$2,800,000	58	%16.72	\$1,765.45
1632 The Strand Hermosa Beach	\$4,290,000	\$4,290,000	1	%0.00	\$1,950.00
1600 Ardmore #221, Hermosa Beach	\$499,000	\$505,000	13	%1.20	\$565.51
537 2nd St Hermosa Beach	\$1,249,000	\$1,200,000	167	-%3.92	\$481.35
601 2nd Street Hermosa Beach	\$1,329,000	\$1,245,000	16	-%6.32	\$475.74
621 10th Hermosa Beach	\$1,299,000	\$1,299,000	10	%0.00	\$530.20
654 5th St. Hermosa Beach	\$1,349,000	\$1,305,000		-%3.26	\$464.58
839 6th Street #5, Hermosa Beach	\$749,000	\$739,000	2	-%1.34	\$564.12
1134 First Place Hermosa Beach	\$949,000	\$920,000	49	-%3.06	\$526.01
2026 Hillcrest Dr. Hermosa Beach	\$899,900	\$923,000	28	%2.57	\$625.34
	<b>\$1,623,814</b>	<b>\$1,607,864</b>	<b>56</b>	<b>%-1.08</b>	<b>\$763.95</b>

## CMA Pro Report

## Property Summary

S	Street Address	Bds	Bth	Sqft	Built	L Price	S Price	Sold Date	CDOM
S	253 Valley Drive	2	2.50	1,494	1972	\$799,000	\$790,000	08/31/2007	12
S	425 28th Street	3	2.00	1,250	1949	\$1,225,000	\$1,220,000	08/14/2007	10
S	216 10th St.	3	3.50	1,950	2003	\$1,449,000	\$1,400,000	08/01/2007	304
S	842 Bard St	4	3.50	2,100	2007	\$1,499,000	\$1,499,000	08/03/2007	43
S	838 Bard St	4	4.00	2,500	2007	\$1,499,000	\$1,499,000	08/20/2007	
S	40 Hermosa Ave.	3	3.50	2,434	2007	\$1,599,000	\$1,549,000	08/01/2007	13
S	38 Hermosa Ave.	3	3.50	2,434	2007	\$1,599,000	\$1,550,000	08/15/2007	19
S	101 Lyndon Street	3	3.50	2,348	2007	\$1,699,000	\$1,675,000	08/01/2007	13
S	217 30th St	5	2.00	1,800	1924	\$1,795,000	\$1,785,000	08/17/2007	94
S	57 20th Court	3	3.50	2,590	2007	\$2,095,000	\$2,100,000	08/24/2007	121
S	1601 Loma	4	4.50	3,060	2007	\$2,475,000	\$2,325,000	08/01/2007	57
S	2443 Myrtle	5	3.50	3,561	2007	\$2,979,000	\$2,755,000	08/13/2007	85
S	3216 Hermosa Ave.	3	2.00	1,586	1946	\$2,399,000	\$2,800,000	08/17/2007	58
S	1632 The Strand	3	2.50	2,200	1974	\$4,290,000	\$4,290,000	08/14/2007	1
S	1600 Ardmore 221	2	2.00	893	1971	\$499,000	\$505,000	08/14/2007	13
S	537 2nd St	4	2.50	2,493	1985	\$1,249,000	\$1,200,000	08/31/2007	167
S	601 2nd Street	5	3.50	2,617	2002	\$1,329,000	\$1,245,000	08/17/2007	16
S	621 10th	4	3.50	2,450	2007	\$1,299,000	\$1,299,000	08/24/2007	10
S	654 5th St.	3	3.50	2,809	2006	\$1,349,000	\$1,305,000	08/13/2007	
S	839 6th Street 5	2	2.50	1,310	1982	\$749,000	\$739,000	08/14/2007	2
S	1134 First Place	3	2.00	1,749	1961	\$949,000	\$920,000	08/07/2007	49
S	2026 Hillcrest Dr.	3	2.50	1,476	1972	\$899,900	\$923,000	08/05/2007	28