

Sold Properties



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Address: 106 Monterey Blvd Hermosa Beach 90254-5141
MLS #: S946073 **LDate:** 04/30/2007
Beds: 2 **SDate:** 07/02/2007
Baths: F:1 3Q:0 H:1 **Area:** 48
SqFt: 1,300 **\$/SF:** \$615.31
LotSF: 0 **YBlt:** 1984
SchDist: Hermosa **Pool:** No
View:
Grg/Prk: 2Crprt **CurLPr:** \$799,900
OrigLPr: \$799,900
SalePr: \$799,900
DOM: 8
CDOM: 58
Stories: TwoLvl

Property Description: A Rare Opportunity! Beautiful Victorian Townhome Just 3 Blocks To The Beach With Some Ocean Views From The Bedroom! The Open & Spacious Kitchen Has Tile Floors, Countertops, Newer Appliances. And Breakfast Bar. It All Opens To The Living & Dining Area That Has A Cozy Brick Fireplace. There Is A Large Balcony Off The Kitchen Great For Entertaining And Bbq'S. The Bathroom Has Newer Fixtures, Spa Tub, Frameless Glass Shower And Custom Tile Work. The Complex Has A Shared Roof Top Deck With Great Ocean Views.



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Address: 317 27th Hermosa Beach 90254 **CurLPr:** \$1,130,000
MLS #: S945359 **LDate:** 04/16/2007 **OrigLPr:** \$1,130,000
Beds: 2 **SDate:** 07/18/2007 **SalePr:** \$1,155,000
Baths: F:2 3Q:0 H:0 **Area:** 48 **DOM:** 65
SqFt: 1,311 **\$/SF:** \$881.01 **CDOM:** 85
LotSF: 2,400 **YBlt:** 1932 **Stories:** GrndLvl
SchDist: **Pool:** No
View: OcnView
Grg/Prk: AttGar

Property Description: Close To Park, Beach And Downtown. Hardwood Floors, Fireplace, Built-In Book Shelves Customized For Large Flat Screen Tv, Eating Area In Kitchen. Master Suite Has W/I Closet And Skylight In Bathroom. Lovely Landscaping With Auto-Sprinklers In Front. Enclosed Rear Patio With Ocean View Deck Above Single Garage.



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Address: 511 Monterey Hermosa Beach 90254 **CurLPr:** \$1,199,999
MLS #: S947828 **LDate:** 05/27/2007 **OrigLPr:** \$1,999,999
Beds: 3 **SDate:** 07/12/2007 **SalePr:** \$1,190,000
Baths: F:2 3Q:0 H:1 **Area:** 48 **DOM:** 10
SqFt: 1,800 **\$/SF:** \$661.11 **CDOM:** 114
LotSF: 1,568 **YBlt:** 1987 **Stories:** 3+Lvl
SchDist: Hermosa **Pool:** No
View: OcnView,PanoView
Grg/Prk: AttGar,1Crprt,SeeRmrks,2CarGar

Property Description: You Will Feel Like You Have Arrived Home When You Step In To This Rear Detached Ocean View Two On A Lot. Tremendous Views From The Living Room And Family Room And Three Of The Five Decks. Cozy Fireplace In The Living Room, 15 Ft Wood Ceilings With Wet Bar And Ocean Views And Breezes From The Top Floor. Gourmet Kitchen Is Fully Remodeled With Stainless Appliances And A Large Bbq Deck. The Formal Dining Room Is Large Enough To House All Your Thanksgiving Dinners. Three Car Parking; A 2 Car Private Garage And One Extra Private Space.This A Rare Find In Hermosa Beach.

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Address: 828 Manhattan Avenue Hermosa Beach 90254
MLS #: S943844 **LDate:** 03/21/2007
Beds: 3 **SDate:** 07/06/2007
Baths: F:3 3Q:0 H:1 **Area:** 48
SqFt: 2,257 **\$/SF:** \$620.29
LotSF: 2,500 **YBlt:** 2000
SchDist: **Pool:** No
View: OcnView
Grg/Prk: AttGar,2CarGar

CurLP: \$1,489,000
OrigLP: \$1,489,000
SalePr: \$1,400,000
DOM: 84
CDOM: 108
Stories: 3+Lvl

Property Description: Gorgeous Home!! Rooftop Deck With Ocean View. Recessed Lighting And Speakers Throughout. Designer Kitchen With Range Top Center Island, Double Oven, Granite Counter Tops And Stainless Steel Appliances. Master Bathroom Has Marble Counter Tops, Two-Person Jacuzzi Tub And Fiji Waterfall Shower Head. Ceiling Fans In Every Room, Four Balconies, Two Car Attached Garage With Two Additional Driveway Parking Spots. Two Blocks To The Beach And To Shopping And Dining On Pier Ave.



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Address: 836 Bard St Hermosa Beach 90254
MLS #: S947548 **LDate:** 05/22/2007
Beds: 4 **SDate:** 07/20/2007
Baths: F:3 3Q:0 H:1 **Area:** 48
SqFt: 2,100 **\$/SF:** \$713.81
LotSF: 3,450 **YBlt:** 2007
SchDist: Hermosa **Pool:** No
View: BayView,CityView,CstView,OcnView,PkView,WdsView
Grg/Prk: AttGar,2CarGar

CurLP: \$1,499,000
OrigLP: \$1,539,000
SalePr: \$1,499,000
DOM: 46
CDOM: 46
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, Comes The First Phase Of 3 Custom Detached Single Family Townhomes That Capture Casual Contemporary Beach Elegance Through Fine Architectural Design, Attention To Detail And Excellent High Quality Finishes. The Top Floor Living Area Features, 9Ft+ Vaulted Ceilings With Huge Exposed Wood Beams In The Great Room, Warm Hickory Hardwood Floors, Custom Contemporary Cherry Wood Cabinets, A Large Slab Granite Island Perfect For Entertaining, A Wind Sheltered Barbq Deck Off Kitchen, A Powder Room, A Very Nice Large West Facing Deck Approx. 18' X 6' And A Rooftop Deck With Panoramic 360 Degree Views Including Ocean, Palos Verdes And The Valley/Ardmore Corridor.



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Address: 1045 Loma Drive Hermosa Beach 90254
MLS #: S948722 **LDate:** 06/10/2007
Beds: 3 **SDate:** 07/31/2007
Baths: F:3 3Q:0 H:1 **Area:** 48
SqFt: 2,000 **\$/SF:** \$800.00
LotSF: 2,976 **YBlt:** 2007
SchDist: Hermosa **Pool:** No
View: OcnView
Grg/Prk: AttGar,2CarGar

CurLP: \$1,625,000
OrigLP: \$1,625,000
SalePr: \$1,600,000
DOM: 9
CDOM: 79
Stories: 3+Lvl

Property Description: Brand New Construction...Located In The Heart Of Hermosa With Ocean Views! Two Architectural Style Townhouses Featuring Cedar Shingle Exterior W/Mahogany Trim And Stainless Steel Clad Garage Doors. This Stylish Design Is Bright With Sunshine Featuring Three Levels Of Living, Each Bedroom Has Its Own Bath, And The Large Master Is Very Private. Other Features Include: Walnut Hardwood Flooring, Mosaic Glass Tile, Stone Flooring In The Baths And Vertical Grain Fir Cabinetry.

The Great Room Featuring A Stone Fireplace Opens To The Cook'S Kitchen Featuring Kohler Fixtures, Stainless Viking Appliances And Balsatina Counters. Open Panes Of Glass In The Windows Allow Tons Of Sunshine And The Views Are Endless From The Roof Top Deck. Not Your Same Ol Design. Across The Street From Cypress Park!

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Address: 125 33rd Street Hermosa Beach 90254
MLS #: S945417 **LDate:** 04/18/2007
Beds: 3 **SDate:** 07/09/2007
Baths: F:2 3Q:0 H:0 **Area:** 48
SqFt: 1,421 **\$/SF:** \$1,251.94
LotSF: 2,250 **YBl:** 1953
SchDist: Hermosa **Pool:** No
View: OcnView
Grg/Prk: AttGar,ParkSpace,2CarGar

CurLPr: \$1,779,000
OrigLPr: \$1,779,000
SalePr: \$1,779,000
DOM: 52
CDOM: 128
Stories: TwoLvl

Property Description: Welcome Home To The Charming Beach Home Of Your Dreams. Less Than 100 Steps To The Beach. This Wonderful Home Was Just Painstakingly Remodeled Blending All Of The Charm Of The Classic Beach Home With The Modern Luxuries Such As A New Gourmet Kitchen. This Home Was Upgraded From Top To Bottom With New Windows, Bathrooms, Custom Wainscoting, Heating System And Much More. The Lower Level Features A Large Two Car Garage And A Massive Storage Room, A Perfect Place To Keep All Of The Beach Gear, Bicycles And Tons Of Other Things. The Two Car Driveway Is Perfect For Guest Parking On Even The Busiest Of Beach Days.



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Address: 243 30th St Hermosa Beach 90254
MLS #: S938278 **LDate:** 12/04/2006
Beds: 3 **SDate:** 07/20/2007
Baths: F:2 3Q:0 H:1 **Area:** 48
SqFt: 2,400 **\$/SF:** \$750.00
LotSF: 2,100 **YBl:** 1992
SchDist: Hermosa **Pool:** No
View: OcnView
Grg/Prk: AttGar

CurLPr: \$1,875,000
OrigLPr: \$1,899,000
SalePr: \$1,800,000
DOM: 79
CDOM:
Stories: SplLvl

Property Description: Walk Street Home In N. Hermosa Beach! Remodel Just Complete. Only 11 Houses To The Beach. Walk To Beaches, Restaurants, Stores And Parks. New Kitchen With Granite Counters And Stainless Appliances. New Hard Wood Floors Throughout. Master Has New Bathroom. Central Air Conditioning.



No Picture Available

Address: 338 26th Street Hermosa Beach 90254
MLS #: S948172 **LDate:** 04/04/2007
Beds: 4 **SDate:** 07/15/2007
Baths: F:3 3Q:0 H:1 **Area:** 48
SqFt: 2,627 **\$/SF:** \$694.71
LotSF: 4,047 **YBl:** 2007
SchDist: Hermosa **Pool:** No
View: OcnView,PanoView
Grg/Prk: AttGar

CurLPr: \$1,825,000
OrigLPr: \$1,825,000
SalePr: \$1,825,000
DOM: 2
CDOM: 46
Stories: 3+Lvl

Property Description: Stunning Contemporary Home With Warm Architectural Details. Located 3 Short Blocks To The Beach With Panoramic Ocean Views. Upgrades Throughout! 3 Stop Elevator, Air Conditioning, Wired For Surround Sound. The Top Floor Has An Open Floor Plan With Ocean Views From The Kitchen And Family Room. There Is Also A Large Deck On This Level With Fabulous Views. Stunning Kitchen With Stainless Steel Appliances Including A 48" Sub Zero Fridge, 6 Burner Viking Range And Tile And Granite From Walker Zanger.

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Address: 1946 Hermosa Hermosa Beach 90254
MLS #: S945596 **LDate:** 04/20/2007
Beds: 3 **SDate:** 07/27/2007
Baths: F:2 3Q:1 H:0 **Area:** 48
SqFt: 1,656 **\$/SF:** \$1,177.54
LotSF: 3,600 **YBlt:** 1933
SchDist: **Pool:** No
View: CstView,OcnView
Grg/Prk: 1CarGar,1Space

CurLPr: \$1,950,000
OrigLPr: \$1,700,000
SalePr: \$1,950,000
DOM: 74
CDOM: 74
Stories: TwoLvl

Property Description: "Simply Sensational" Is The Only Way To Describe The Ocean And Peninsula Views From This Gorgeous Beach Cottage. .Located Just Steps From The Sand And Walking Distance From The Pier, This Must Be Considered One Of The Hottest Buys In Hermosa Beach. Located On A Large 3600 Sqft Lot (40X90) The New Owner May Be Able To Build A Guest House On The Lower Portion...The House Was Fully Renovated Within The Last 2 Years With More Than \$250,000 In Improvements Including New Electric, New Plumbing, New Windows And French Doors, Brand New Kitchen And Bathrooms, New Carpet, New Paint And Stucco, Laundry Room And So Much More Nothing Was Left Untouched.Don'T Miss The Wonderful Patio With Fireplace For Those Quiet Winter Nights...Probate Sale, Court Confirmation Req, 10% Deposit A Must....



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Address: 509 25th Street Hermosa Beach 90254
MLS #: S941959 **LDate:** 02/21/2007
Beds: 5 **SDate:** 07/12/2007
Baths: F:4 3Q:0 H:1 **Area:** 48
SqFt: 3,618 **\$/SF:** \$566.61
LotSF: 7,697 **YBlt:** 2007
SchDist: Hermosa **Pool:** No
View: CityView,HillView,PkView,WdsView
Grg/Prk: AttGar,AttCP

CurLPr: \$2,100,000
OrigLPr: \$2,100,000
SalePr: \$2,050,000
DOM: 69
CDOM: 69
Stories: TwoLvl

Property Description: *Looking For Backups* Located In The Heart Of Hermosa'S Sleepy Hollow-A Neighborhood Voted One Of The Ten Best In The United States. This Beautiful Spanish Villa Consists Of Approximately 3,618 Sq Ft Of Open Living Space In A Traditional Floorplan With 4 Bedrooms And 3 Full Baths Upstairs, A Guest Bedroom Suite And A Flowing Open And Adjacent Living Areas On The First Floor. The Living Room, Dining Room, Great Room And Kitchen Will Have Distressed Hickory Pecan Hardwood Floors And Open To Adjacent Yard Space. A Large Gated Front Yard And Porch Are The Perfect Area For Kids To Play In While The Rear Yard And Patio Is Ideal For Spring And Summer Dining And Entertaining As It Opens To The Living Areas. Spacious Gourmet Kitchen Is Well Appointed With Top Of The Line Stainless Steel Appliances,



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Address: 1635 Hermosa Avenue Hermosa Beach 90254
MLS #: S941322 **LDate:** 02/09/2007
Beds: 4 **SDate:** 07/15/2007
Baths: F:4 3Q:0 H:1 **Area:** 48
SqFt: 3,100 **\$/SF:** \$901.61
LotSF: 4,275 **YBlt:** 2007
SchDist: **Pool:** No
View: OcnView
Grg/Prk: 2CarGar

CurLPr: \$2,795,000
OrigLPr: \$2,795,000
SalePr: \$2,795,000
DOM: 28
CDOM: 52
Stories: 3+Lvl

Property Description: Brand New Nantucket Style Custom Built Freestanding Home (2 On A Lot) One Block From Ocean. Architecture By Louie Tomaro. This Beautiful Home Offers Beach Living At Its Best. Featuring 4 Bedrooms And 4 1/2 Baths. 3,100 Sq. Ft. Of Living Space. Additional Rooms Poses For Study, Plus Home Theatre, Private Yard Facing Walk Street. Private Elevator, Custom Designer Finishes Provde For Custom Cabinets, Natural Stone & Walnut Flooring Throughout, Top Of The Line Appliances, Anderson'S Doors And Windows, Solid Wood 8Ft Doors, Extra Wide Lot 45X95, Completion March 2007. Call For Private Viewing.

Sold Properties



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Address: 736 Gould #9, Hermosa Beach 90254
MLS #: S947281 **LDate:** 05/18/2007
Beds: 3 **SDate:** 07/18/2007
Baths: F:2 3Q:0 H:1 **Area:** 49
SqFt: 1,715 **\$/SF:** \$582.51
LotSF: 0 **YBlt:** 1980
SchDist: Hermosa **Pool:** Yes
View: CtlnView, CityView, CstView, OcnView, PanoView, PierView, WatrView
Grg/Prk: 2Space

CurLPr: \$999,000
OrigLPr: \$999,000
SalePr: \$999,000
DOM: 19
CDOM: 62
Stories: TwoLvl

Property Description: Panoramic, Unobstructable, Spectacular, Endless...Views...Views...Step Through The Front Door And Your Eyes Will Travel Across The Length Of The Rooms And Out Onto Panoramic Ocean Views. Just Remodeled, This Three Bedroom Two And A Half Bath Condominium Is Like New, And Offers Ocean Views From Just About Every Corner. Windows And Sliding Doors Run The Length Of The Living Room And Master Bedroom Suite. Two Over-Sized Balconies, One Off Living Room And The Other Off Master Bedroom Offer Outdoor Living Options. Marble Counters In Kitchen, Bathrooms, Entry Way And Kitchen Floor. Home Features Brand New Carpet Throughout, New Interior Paint And New Paint On Decks. Ceiling Fans In All Bedrooms. All Kitchen Appliances Brand New Stainless And Included In Purchase. Secured Two Car Parking.



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Address: 732 24th Street Hermosa Beach 90254
MLS #: S947189 **LDate:** 05/16/2007
Beds: 3 **SDate:** 07/26/2007
Baths: F:2 3Q:0 H:1 **Area:** 49
SqFt: 2,151 **\$/SF:** \$541.14
LotSF: 2,705 **YBlt:** 1987
SchDist: Hermosa **Pool:** No
View: CtlnView, CityView, OcnView, PanoView
Grg/Prk: AttGar

CurLPr: \$1,239,000
OrigLPr: \$1,279,000
SalePr: \$1,164,000
DOM: 41
CDOM: 41
Stories: TwoLvl

Property Description: This Open & Airy Home Is Located West Of The Highway. Conveniently Located On A Cul-De-Sac, Great For Children To Play Safely. Walking Distance To Beaches, Restaurants And Valley Park. Features Include: Updated Kitchen With Granite Countertops And Backsplash, Hardwood Floors That Opens To The Dining Area And Livingroom Which Has Unobstructed Views Of The Sunset, Ocean And Malibu. The Downstairs Has Beautiful Travertine Floors In The Hallway. Your Clients Will Fall In Love The Minute They Walk Thru The Door. Please Note The Lot Is Bigger Than Average 25X100 (We Are 2,705 Sf And Every Sf Makes A Difference!). The Home Shows Beautifully - No Need To Preview. Upstairs Is The Master Bedroom (With Gorgeous View), Kitchen, Dining Room/Area & Big Family Room W/Vaulted Ceilings.



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Address: 514 Ardmore Avenue Hermosa Beach 90254
MLS #: S941013 **LDate:** 02/05/2007
Beds: 3 **SDate:** 07/13/2007
Baths: F:2 3Q:1 H:1 **Area:** 49
SqFt: 2,403 **\$/SF:** \$493.13
LotSF: 2,093 **YBlt:** 2003
SchDist: **Pool:** No
View: PkView, WatrView
Grg/Prk: AttGar, DrOpn, 2CarGar

CurLPr: \$1,249,000
OrigLPr: \$1,279,000
SalePr: \$1,185,000
DOM: 134
CDOM: 134
Stories: 3+Lvl

Property Description: Detached 3+ Level Contemporary Roof Top Ocean View Townhouse In Hermosa Beach Valley Section. Magnificent Green Belt Views. Superiorly Constructed 3 Bedroom, 3.5 Bath Home W/Laundry Room And 2 Car Garage. Master Bedroom Has 2 Walk-In Closets, Bath W/Jacuzzi Tub, Glass Shower And High End Fixtures. Hardwood Floored Family Room W/Fireplace Is Perfect For Entertaining Family/Guests. Includes Appliances.

Sold Properties



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Address: 703 11th Street Hermosa Beach 90254
MLS #: S946836 **LDate:** 05/11/2007
Beds: 4 **SDate:** 07/26/2007
Baths: F:3 3Q:0 H:1 **Area:** 49
SqFt: 2,796 **\$/SF:** \$463.16
LotSF: 1 **YBl:** 2003
SchDist: **Pool:** No
View: OcnView
Grg/Prk: AttGar

CurLPr: \$1,295,000
OrigLPr: \$1,295,000
SalePr: \$1,295,000
DOM: 16
CDOM: 70
Stories: 3+Lvl

Property Description: Panoramic Ocean View Roof Top Deck. Large 4 Bedroom 3 1/2 Bath With Ocean View. Impressive Entry, Spacious Living Area, Fireplace And High Ceilings. Beautiful Hardwood Floors, Recessed Lighting, Fabulous Kitchen, Stainless Appliances And Separate Dining. Large Master With Large Walk-In Closet. Master Bath In Marble And Travertine With Jacuzzi Tub And Separate Shower. Large Sunny Deck Off Living Room For Entertaining. Close To Beach, Shopping And Restaurants. Must See!



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Address: 1287 7th St Hermosa Beach 90254
MLS #: R942743 **LDate:** 03/01/2007
Beds: 3 **SDate:** 07/20/2007
Baths: F:1 3Q:1 H:0 **Area:** 50
SqFt: 1,275 **\$/SF:** \$568.63
LotSF: 2,500 **YBl:** 1959
SchDist: Hermosa **Pool:** No
View:
Grg/Prk: AttGar

CurLPr: \$750,000
OrigLPr: \$950,000
SalePr: \$725,000
DOM: 123
CDOM: 137
Stories: MidLvl

Property Description: Fantastic Opportunity To Buy The Last Home On A Cul-De-Sac Steet Plenty Of Room To Expand Into. 3+1 3/4 + Formal Dining Owner Says Sell Now Make An Offer.



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Address: 1221 10th. Street Hermosa Beach 90254
MLS #: S947323 **LDate:** 05/18/2007
Beds: 3 **SDate:** 07/13/2007
Baths: F:1 3Q:0 H:0 **Area:** 50
SqFt: 912 **\$/SF:** \$860.75
LotSF: 2,500 **YBl:** 1956
SchDist: **Pool:** No
View:
Grg/Prk: AttGar,1CarGar

CurLPr: \$784,900
OrigLPr: \$784,900
SalePr: \$785,000
DOM: 3
CDOM: 47
Stories: OneLvl

Property Description: Absolutely Adorable, Sunny, East Hermosa Home Located On A Super Street With Many Newer Homes. Private Landscaped Courtyard Entry, Great For Entertaining, And Charming Living And Dining Rooms. Kitchen Has Granite Counters, Cook Top Stove, Refrigerator, Dishwasher And Side Door To Fully Landscaped Back Yard With Pergola. This Perfect Starter Home With Hardwood Floors Throughout Has Three Bedrooms, Remodeled Bath, Recessed Lighting, And More!

CMA Pro Report

Sold Properties



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Address: 1231 7th Place Hermosa Beach 90254
MLS #: R948072 **LDate:** 05/16/2007
Beds: 3 **SDate:** 07/11/2007
Baths: F:2 3Q:0 H:1 **Area:** 50
SqFt: 2,019 **\$/SF:** \$451.96
LotSF: 2,500 **YBlt:** 1985
SchDist: HntngtnBch **Pool:** No
View: PABView
Grg/Prk: AttGar,DrOpn,2CarGar,2Space

CurLPr: \$925,000
OrigLPr: \$925,000
SalePr: \$912,500
DOM: 23
CDOM: 23
Stories: TwoLvl

Property Description: Bike To The Beach, A "Classic Tall And Skinny" Style Home Built In 1985, 2 Story With Master Suite Upstairs And Living Room Dining Area And Kitchen Upstairs. 2 Additional Family Bed Rooms Downstairs, Can Be Also Used For Guests Or Office Or Family Rm/Den Low Maintenance Backyard Is Decked Over. Hw. Flrs Nd Travertine Upstairs In Kit. Da, Br. Baths And Lr. High Vaulted Ceiling In Lr And Bk Frplc In Lr. Peek A Boo View Of Ocean From Front Balcony Off Lr - Clean Day City Lights From Rear Deck On Balcony Off Master. Double Attached Garage With Separate Laundry Room. Major Appliances Included If Wanted 24 Hr Notice To Show . 3 House Cats Cannot Be Left Out - Listing Agent Accompanies.



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Address: 842 Prospect Ave Hermosa Beach 90254
MLS #: S942841 **LDate:** 03/07/2007
Beds: 3 **SDate:** 07/03/2007
Baths: F:2 3Q:0 H:1 **Area:** 50
SqFt: 2,167 **\$/SF:** \$620.67
LotSF: 2,887 **YBlt:** 2007
SchDist: Hermosa **Pool:** No
View: BayView,CityView,CstView,HillView,OcnView,WdsView
Grg/Prk: AttGar,2CarGar

CurLPr: \$1,359,000
OrigLPr: \$1,359,000
SalePr: \$1,345,000
DOM: 81
CDOM: 81
Stories: TwoLvl

Property Description: Three Beautiful New Single Family Homes Built By Kim Komick Of Kkc Construction. Each Home Is Approximately 2,167 Square Feet And Consists Of 3 Large Bedrooms And 3.5 Luxurious Baths With Top Of The Line Finishes. Each Home Also Has Beautiful Hardwood Floors In The Upstairs Living Areas And Stairwell, Vaulted Ceilings, Custom Alder Cabinets And Built-Ins Throughout Including Built-In Cabinets In The Living Room, Master Hallway, And Master Bedroom. The Master Bedroom Suites Boast Two Skylights Which Fill The Rooms With Natural Sunlight. The Luxurious Master Baths Have Natural Stone Finishes, A Separate Shower & Spa Tub, And Plenty Of Custom Built-In Drawers. The Impressive Gourmet Kitchens Include Wall To Wall Custom Alder Cabinets Which Have Built-In Hampers, Lazy Susans And Pantries,



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Address: 315 Hopkins Ave Hermosa Beach 90254
MLS #: S943535 **LDate:** 03/19/2007
Beds: 5 **SDate:** 07/31/2007
Baths: F:3 3Q:1 H:0 **Area:** 50
SqFt: 3,200 **\$/SF:** \$578.13
LotSF: 8,480 **YBlt:** 2007
SchDist: **Pool:** No
View: OcnView
Grg/Prk: 2CarGar

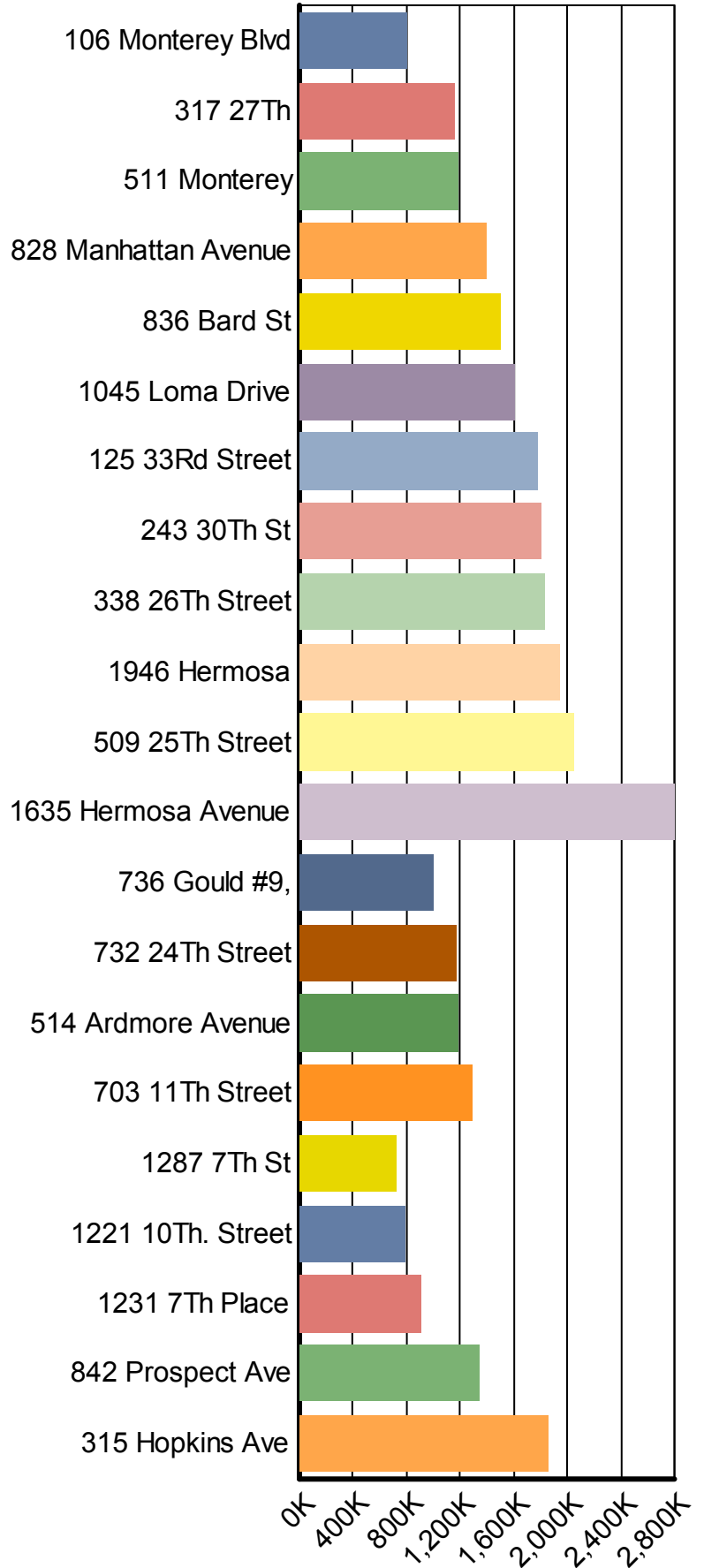
CurLPr: \$1,999,000
OrigLPr: \$1,999,000
SalePr: \$1,850,000
DOM: 82
CDOM: 94
Stories: 3+Lvl

Property Description: Brand New Construction On Incredible 40 X 212 Lot With Panoramic Ocean Views. Completely Detached Townhome With Yard. Top Quality Throughout And Lots Of Square Footage. Completion By End Of May. Open Floorplan With Living Area Upstairs Providing Lots Of Light And Expansive Ocean Views. High Ceilings With Exposed Beams And Walnut Floors. Granite Counters, Alder Cabinets, Kitchen Aid Appliances. Mahogany Interior Doors, Pella Windows, Kohler Fixtures And Travertine Throughout. 3 Level Floorplan With Family Room Or Game Room On 1St Floor Leading To Private Yard And Patio For Outdoor Entertaining. Unique Opportunity To Live In An Ocean View Home For The Price Of A Townhouse.

CMA Pro Report

Sold Properties

Total # of Listings	21
Lowest Price	\$725,000
Highest Price	\$2,795,000
Average Price	\$1,433,495
Avg. Price/SqFt	\$704.48
Avg CDOM	77

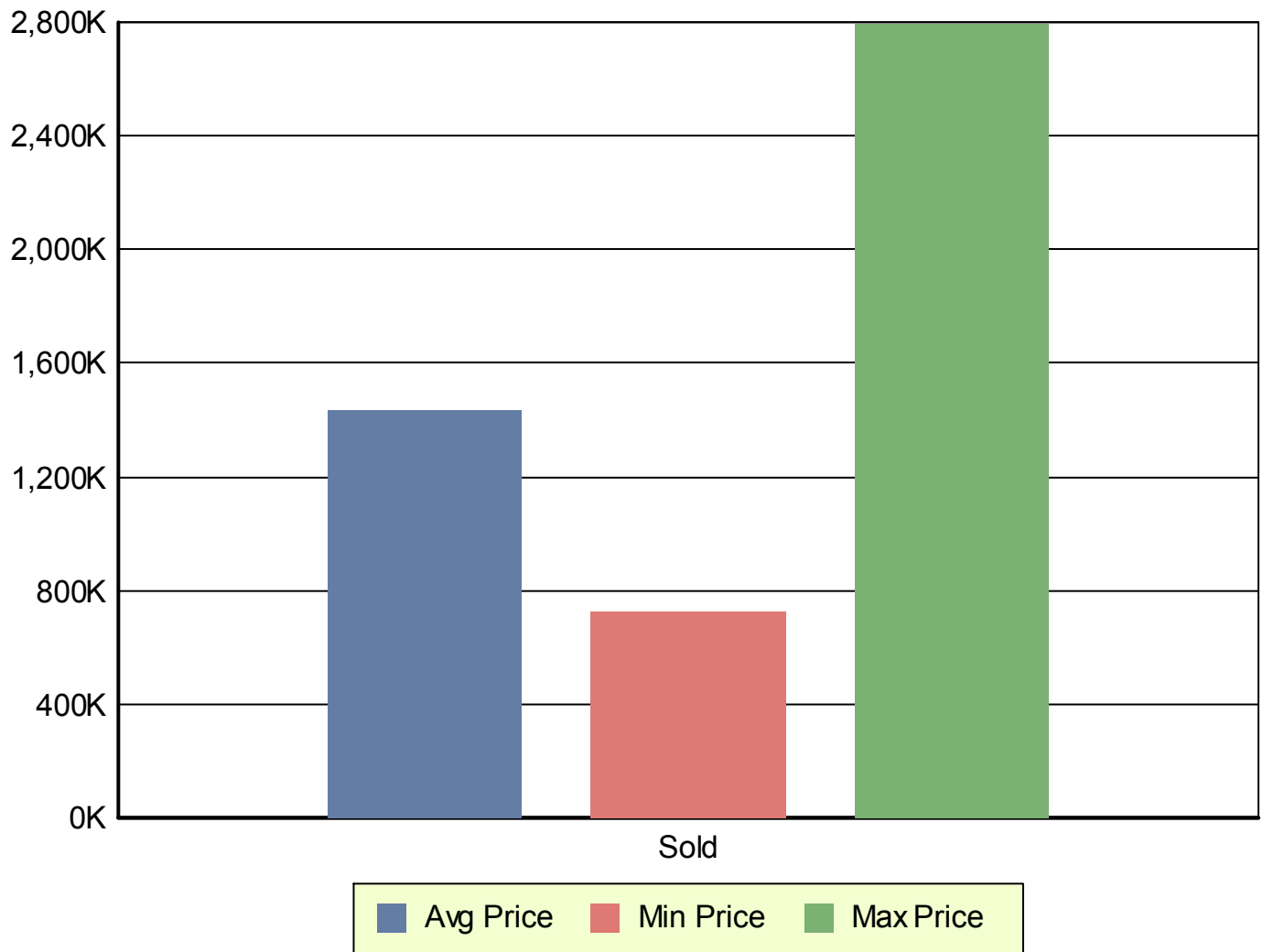


Date: 8/10/2007

CMA Pro Report

CMA Pro Report

Summary Graph/Analysis



Cumulative Analysis

Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Sold	\$725,000	\$2,795,000	\$1,433,495	\$704.48
	\$725,000	\$2,795,000	\$1,433,495	\$704.48

CMA Pro Report

Sold Property Analysis

Address	List Price	Sold Price	CDOM	%SP/LP	SP/Sqft
106 Monterey Blvd Hermosa Beach	\$799,900	\$799,900	58	%0.00	\$615.31
317 27th Hermosa Beach	\$1,130,000	\$1,155,000	85	%2.21	\$881.01
511 Monterey Hermosa Beach	\$1,199,999	\$1,190,000	114	-%0.83	\$661.11
828 Manhattan Avenue Hermosa Beach	\$1,489,000	\$1,400,000	108	-%5.98	\$620.29
836 Bard St Hermosa Beach	\$1,499,000	\$1,499,000	46	%0.00	\$713.81
1045 Loma Drive Hermosa Beach	\$1,625,000	\$1,600,000	79	-%1.54	\$800.00
125 33rd Street Hermosa Beach	\$1,779,000	\$1,779,000	128	%0.00	\$1,251.94
243 30th St Hermosa Beach	\$1,875,000	\$1,800,000		-%4.00	\$750.00
338 26th Street Hermosa Beach	\$1,825,000	\$1,825,000	46	%0.00	\$694.71
1946 Hermosa Hermosa Beach	\$1,950,000	\$1,950,000	74	%0.00	\$1,177.54
509 25th Street Hermosa Beach	\$2,100,000	\$2,050,000	69	-%2.38	\$566.61
1635 Hermosa Avenue Hermosa Beach	\$2,795,000	\$2,795,000	52	%0.00	\$901.61
736 Gould #9, Hermosa Beach	\$999,000	\$999,000	62	%0.00	\$582.51
732 24th Street Hermosa Beach	\$1,239,000	\$1,164,000	41	-%6.05	\$541.14
514 Ardmore Avenue Hermosa Beach	\$1,249,000	\$1,185,000	134	-%5.12	\$493.13
703 11th Street Hermosa Beach	\$1,295,000	\$1,295,000	70	%0.00	\$463.16
1287 7th St Hermosa Beach	\$750,000	\$725,000	137	-%3.33	\$568.63
1221 10th. Street Hermosa Beach	\$784,900	\$785,000	47	%0.01	\$860.75
1231 7th Place Hermosa Beach	\$925,000	\$912,500	23	-%1.35	\$451.96
842 Prospect Ave Hermosa Beach	\$1,359,000	\$1,345,000	81	-%1.03	\$620.67
315 Hopkins Ave Hermosa Beach	\$1,999,000	\$1,850,000	94	-%7.45	\$578.13
	\$1,460,324	\$1,433,495	77	-%1.75	\$704.48

CMA Pro Report

Property Summary

S	Street Address	Bds	Bth	Sqft	Built	L Price	S Price	Sold Date	CDOM
S	106 Monterey Blvd	2	1.50	1,300	1984	\$799,900	\$799,900	07/02/2007	58
S	317 27th	2	2.00	1,311	1932	\$1,130,000	\$1,155,000	07/18/2007	85
S	511 Monterey	3	2.50	1,800	1987	\$1,199,999	\$1,190,000	07/12/2007	114
S	828 Manhattan Avenue	3	3.50	2,257	2000	\$1,489,000	\$1,400,000	07/06/2007	108
S	836 Bard St	4	3.50	2,100	2007	\$1,499,000	\$1,499,000	07/20/2007	46
S	1045 Loma Drive	3	3.50	2,000	2007	\$1,625,000	\$1,600,000	07/31/2007	79
S	125 33rd Street	3	2.00	1,421	1953	\$1,779,000	\$1,779,000	07/09/2007	128
S	243 30th St	3	2.50	2,400	1992	\$1,875,000	\$1,800,000	07/20/2007	
S	338 26th Street	4	3.50	2,627	2007	\$1,825,000	\$1,825,000	07/15/2007	46
S	1946 Hermosa	3	3.00	1,656	1933	\$1,950,000	\$1,950,000	07/27/2007	74
S	509 25th Street	5	4.50	3,618	2007	\$2,100,000	\$2,050,000	07/12/2007	69
S	1635 Hermosa Avenue	4	4.50	3,100	2007	\$2,795,000	\$2,795,000	07/15/2007	52
S	736 Gould 9	3	2.50	1,715	1980	\$999,000	\$999,000	07/18/2007	62
S	732 24th Street	3	2.50	2,151	1987	\$1,239,000	\$1,164,000	07/26/2007	41
S	514 Ardmore Avenue	3	3.50	2,403	2003	\$1,249,000	\$1,185,000	07/13/2007	134
S	703 11th Street	4	3.50	2,796	2003	\$1,295,000	\$1,295,000	07/26/2007	70
S	1287 7th St	3	2.00	1,275	1959	\$750,000	\$725,000	07/20/2007	137
S	1221 10th. Street	3	1.00	912	1956	\$784,900	\$785,000	07/13/2007	47
S	1231 7th Place	3	2.50	2,019	1985	\$925,000	\$912,500	07/11/2007	23
S	842 Prospect Ave	3	2.50	2,167	2007	\$1,359,000	\$1,345,000	07/03/2007	81
S	315 Hopkins Ave	5	4.00	3,200	2007	\$1,999,000	\$1,850,000	07/31/2007	94