

Sold Properties



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Address: 4075 Bluff Torrance 90505 **CurLPr:** \$599,900
MLS #: S949252 **LDate:** 06/19/2007 **OrigLPr:** \$599,900
Beds: 2 **SDate:** 08/31/2007 **SalePr:** \$595,000
Baths: F:1 3Q:0 H:0 **Area:** 128 **DOM:** 44
SqFt: 888 **\$/SF:** \$670.05 **CDOM:** 74
LotSF: 4,982 **YBlt:** 1948 **Stories:** OneLvl
SchDist: Torrance **Pool:** No
View:
Grg/Prk: AttGar,1CarGar

Property Description: 2 Bedroom, With Country Kitchen, Laundry Room, Great Yard Area With Terraces, Needs Some Tender Loving Care. Garage Has Been Partial Enclosed As A Room



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Address: 435 Camino De Las Colinas Redondo Beach 902 **CurLPr:** \$805,000
MLS #: S951066 **LDate:** 07/17/2007 **OrigLPr:** \$805,000
Beds: 2 **SDate:** 08/30/2007 **SalePr:** \$800,000
Baths: F:1 3Q:1 H:1 **Area:** 128 **DOM:** 13
SqFt: 1,566 **\$/SF:** \$510.86 **CDOM:** 13
LotSF: 2,095 **YBlt:** 1978 **Stories:** 3+Lvl
SchDist: Torrance **Pool:** Yes
View: OcnView
Grg/Prk: AttGar,2CarGar

Property Description: Breathtaking Ocean View Tri-Level Townhome Located 2 Blocks From The Beach And Riviera Village. This Home Offers 2 Large Bedrooms And An Additional Downstairs Bonus Room That Can Be Used As A 3Rd Bedroom Or Office. Fully Remodeled Kitchen, Fresh Paint Throughout, Laundry Inside Just Off The Private Direct Access 2 Car Garage.



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Address: 420 Calle Miramar Redondo Beach 90277 **CurLPr:** \$805,000
MLS #: S952350 **LDate:** 08/06/2007 **OrigLPr:** \$805,000
Beds: 3 **SDate:** 08/24/2007 **SalePr:** \$805,000
Baths: F:23 3Q:0 H:1 **Area:** 128 **DOM:** 12
SqFt: 1,600 **\$/SF:** \$503.13 **CDOM:** 12
LotSF: 2,138 **YBlt:** 1978 **Stories:** TwoLvl
SchDist: Upland **Pool:** No
View: OcnView
Grg/Prk: AttGar,2CarGar

Property Description: Remodeled Kitchen With Quartz Counters And Stainless Steel Appliances. New W/W Carpeting In Living Room And Entry Stairs. Fireplace And Private Patio. Gorgeous Ocean View And Breath Taking Sunsets. Short Walk To Torrance Beach And Riviera Village. Private Two Car Garage With Direct Entry.

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Address: 5523 Riviera Way Torrance 90505
MLS #: P950032 **LDate:** 06/29/2007
Beds: 3 **SDate:** 08/16/2007
Baths: F:1 3Q:1 H:0 **Area:** 128
SqFt: 1,251 **\$/SF:** \$713.13
LotSF: 5,898 **YBlt:** 1954
SchDist: Torrance **Pool:** No
View: CityView
Grg/Prk: DetGar

CurLPr: \$915,000
OrigLPr: \$915,000
SalePr: \$892,125
DOM: 32
CDOM: 186
Stories: OneLvl

Property Description: You Must See This Adorable House, Which Is Remodeled And Updated, And Impeccably Maintained. This Home Is Open And It Has More Charm Than You Can Imagine. It Is On One Of The Nicest Street In The Hollywood Riviera. Beautiful Kitchen With Tile Floor And Exquisite Granite With Dark Stained Cabinetry. Hardwood Floors Throughout. Nice Size Deck Off The Living Room With A Beautifully And Useful Pergola For Shade. Sit Outside And Enjoy The City Lights, Add A Bar-B-Q And You Are In Heaven! Nicely Landscaped And Very Private Backyard. Garage Has Double French Doors Opening To The Yard, So It Can Be Used As A Playroom For The Kids During The Day. This Property Is One Of The Nicest. Convenient To Shopping.



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Address: 4309 Highgrove Torrance 90505
MLS #: P950296 **LDate:** 07/06/2007
Beds: 4 **SDate:** 08/09/2007
Baths: F:3 3Q:0 H:0 **Area:** 128
SqFt: 2,142 **\$/SF:** \$448.18
LotSF: 10,290 **YBlt:** 1954
SchDist: Torrance **Pool:** No
View:
Grg/Prk: AttGar

CurLPr: \$949,000
OrigLPr: \$949,000
SalePr: \$960,000
DOM: 4
CDOM: 13
Stories: OneLvl

Property Description: A Beautifully Remodeled House In Hollywood Riviera With 4 Bedrooms And An Office/Playroom And 3 Newly Remodeled Bathrooms With High Quality Material. No Expenses Spared. The Backyard Is An Entertainer'S Dream, Professionally Landscaped With 13 Fruit Trees And A Jacuzzi Tub. The Kitchen Is Remodeled With Granite Countertops And Newer Appliances, With A Seating Area. Newer Windows And Newer French Doors Which Leads You From Living And Dining Room To The Backyard. Garage Is Finished With Dry Wall And Flooring. This House Is Very Bright And Open With Enjoyable Breeze Which Makes You Feel Like You Are On Vacation 24/7! Some Furniture Negotiable, Refrigerator Included.



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Address: 4515 Vista Largo Torrance 90505
MLS #: P949381 **LDate:** 06/20/2007
Beds: 3 **SDate:** 08/17/2007
Baths: F:2 3Q:0 H:0 **Area:** 128
SqFt: 1,822 **\$/SF:** \$529.64
LotSF: 9,868 **YBlt:** 1958
SchDist: Torrance **Pool:** No
View: CityView,MntView,PanoView,PkView,WdsView
Grg/Prk: AttGar,2CarGar

CurLPr: \$999,000
OrigLPr: \$999,000
SalePr: \$965,000
DOM: 19
CDOM: 33
Stories: OneLvl

Property Description: Located On A Quiet Cul-De-Sac Street, This Beautifully Maintained Home Has A Magnificent City Lights View. Recent Updates Include New Carpeting, New Interior Paint, Crown Moldings, Recessed Lights, Vinyl Windows, Refinished Kitchen And Bathroom Oak Cabinets And Much More. Once You Step Into The Huge Master Bedroom Suite, You'LI Discover A Spacious Attached Office With Built-In Oak Cabinetry And Vaulted Ceilings, As Well As The City View. The Home Features A Large Dining Room, In Addition To The Kitchen Eating Area With Pantry And A Custom Made Oak Bench And A Table. The Wooden Sliders From The Living Room Open Up To The Flat Grassy Area Where You Can Enjoy The Panoramic View That Never Stops.

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Address: 5618 Calle De Arboles Torrance 90505
MLS #: S951927 **LDate:** 07/30/2007
Beds: 3 **SDate:** 08/17/2007
Baths: F:2 3Q:0 H:0 **Area:** 128
SqFt: 1,618 **\$/SF:** \$633.50
LotSF: 6,529 **YBlt:** 1955
SchDist: Torrance **Pool:** No
View:
Grg/Prk: AttGar

CurLPr: \$985,000
OrigLPr: \$985,000
SalePr: \$1,025,000
DOM: 6
CDOM: 6
Stories: OneLvl

Property Description: Private Retreat On Tree Lined Street. Gated Courtyard Entry Has Large Entertaining Deck. Home Has Hardwood Floors In Almost Every Room, Two Fireplaces, Updated Kitchen, Recessed Lighting T/O, & Large Master With Walk In Closet & Private Bath. Very Sunny House With Lots Of Dual Paned Sliders And Windows. Sprinklers, Lights And Heating System Are On Timers. Garage Has 220 Volt Electrical. The Back Yard Deck Has Potential To Be Expanded Towards Bridle Trail (Valmonte) 10+ Feet - See Neighbors Property To West. Backyard Faces The Trees Of Valmonte And Backs To The Bridle/Walking Trail. Spa In Rear Yard Included W/O Warranty.



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Address: 622 Calle De Arboles Redondo Beach 90277
MLS #: S949597 **LDate:** 06/25/2007
Beds: 3 **SDate:** 08/22/2007
Baths: F:2 3Q:0 H:0 **Area:** 128
SqFt: 1,490 **\$/SF:** \$718.12
LotSF: 6,000 **YBlt:** 1948
SchDist: Torrance **Pool:** No
View:
Grg/Prk: DetGar,2CarGar

CurLPr: \$1,089,000
OrigLPr: \$1,129,000
SalePr: \$1,070,000
DOM: 24
CDOM: 49
Stories: OneLvl

Property Description: What A Property! This Single Family Home Backs Up To The Bridle Trail Adjacent To Palos Verdes. In Addition To The 3 Bedrooms, There Is Also An Office That Could Be Used As A 4Th Bedroom, Playroom, Or Study. In 2003, This Home Was Taken Down To The Studs And Tastefully Remodeled. Almost All Aspects Of This House Have Been Updated, And The 6,000 Sq Ft Lot Has A Detached 2 Car Garage And Is Lushly Landscaped And Perfect For A Big Family With Pets And A Desire To Be Close To Nature. This Is A Must See And A Tremendous Value!



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Address: 344 Via El Chico Redondo Beach 90277
MLS #: S949576 **LDate:** 06/23/2007
Beds: 3 **SDate:** 08/30/2007
Baths: F:3 3Q:0 H:0 **Area:** 128
SqFt: 2,200 **\$/SF:** \$495.45
LotSF: 5,995 **YBlt:** 1964
SchDist: **Pool:** No
View: CityView,MntView,PanoView,PABView
Grg/Prk: AttGar,2CarGar

CurLPr: \$1,099,888
OrigLPr: \$1,099,888
SalePr: \$1,090,000
DOM: 31
CDOM: 31
Stories: TwoLvl

Property Description: This Two Story Home Has A Great View. The Master Bedroom, Living Room And Kitchen Have Panoramic City Views With Peek-A-Boo Ocean Views To The Left. There Is An Attached Two Car Garage, Which Has Direct Access, On The Ground Level. There Is Also A Den With A Fireplace, Which Could Be Used As Another Bedroom (4Th) On The Ground Floor. Beautiful, Updated Kitchen, With A Lot Of Cabinet Space. The Living Room Also Has A Fireplace. There Are Two Bedrooms Near The Back With The Master Near The Front.

Sold Properties



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Address: 333 Calle De Andalucia Redondo Beach 90277
MLS #: S949520 **LDate:** 06/21/2007
Beds: 4 **SDate:** 08/02/2007
Baths: F:2 3Q:1 H:0 **Area:** 128
SqFt: 2,157 **\$/SF:** \$523.41
LotSF: 6,720 **YBlt:** 1948
SchDist: Torrance **Pool:** No
View:
Grg/Prk: AttGar,2CarGar

CurLPr: \$1,145,000
OrigLPr: \$1,145,000
SalePr: \$1,129,000
DOM: 11
CDOM: 32
Stories: TwoLvl

Property Description: Here Is The Deal Of The Century! Best Priced 4 Bedroom, 3 Bath, Over 2100 Sq Ft Home In The Riviera! Designer'S Delight! Originally Purchased As A Diamond In The Rough, Exstensive Upgrades Have Transformed This Home Into A Real Gem! Split 4 Bedroom Floor Plan With 3 Bedrooms On The Main Floor, One With Its Own Bath-Perfect For Overnight Guests Or In-Laws. Climb The Elegant Curved Stairway, Accented With Hand Set Spanish Tiles, And You Arrive At Your Own Special Master Bedroom Retreat! Vaulted Ceilings, Private Balcony, Huge Walk-In Closet, And A Master Bath To Die For! The Adjoining Master Bath Is A Designer Masterpiece-Complete With Hand Crafted, Intricate Hand Set Tiles-Attention To Detail Rarely Found, Dual Sinks, And Roman Tub. Beautiful Inlaid Tile In Guest Bath As Well.



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Address: 5313 Calle De Arboles Torrance 90505
MLS #: S951460 **LDate:** 07/22/2007
Beds: 3 **SDate:** 08/30/2007
Baths: F:2 3Q:0 H:0 **Area:** 128
SqFt: 1,503 **\$/SF:** \$818.36
LotSF: 6,720 **YBlt:** 1955
SchDist: Torrance **Pool:** No
View:
Grg/Prk: AttGar,DrOpn,2CarGar

CurLPr: \$1,199,988
OrigLPr: \$1,199,988
SalePr: \$1,230,000
DOM: 11
CDOM: 11
Stories: OneLvl

Property Description: This Spectacular Upper Riviera Home Is Just Steps To The Pve Walking Trail. Its Truly "One Of A Kind." Completely Remodeled 2004/2006 From The Beautiful Stacked Stone Entry To The Vaulted Ceiling Great Room With Fireplace, Totally Custom Gourmet Island Kitchen With Viking And Kitchen Aide Appliances To The Professionally Landscaped Yard With Built In Barbeque For Dining "Al Fresco." Nothing Has Been Overlooked, This Home Suits Today'S Lifestyle.



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Address: 142 Calle De Andalucia Redondo Beach 90277
MLS #: P942353 **LDate:** 02/28/2007
Beds: 4 **SDate:** 08/03/2007
Baths: F:3 3Q:0 H:0 **Area:** 128
SqFt: 3,550 **\$/SF:** \$408.45
LotSF: 5,750 **YBlt:** 1998
SchDist: **Pool:** No
View:
Grg/Prk: 2CarGar

CurLPr: \$1,499,000
OrigLPr: \$1,649,000
SalePr: \$1,450,000
DOM: 97
CDOM: 111
Stories: TwoLvl

Property Description: This Is A Fantastic Mediterranean Home On An Exceptional Street In Hollywood Riviera. As You Enter You Will Be Captivated By The Soaring Ceilings And The Attention To Detail. 4 Bedrooms As Well As A Playroom Or Office. The Master Suite Has A Large Walk-In Closet And The Master Bathroom Has A Separate Jacuzzi Tub And Oversized Shower, With His And Her Sinks. There Is A Formal Living Room, Separate Family Room Off The Kitchen With A Breakfast Area And Eating Bar. The Floor Plan Is Open And Fantastic For Family And Entertaining. The Backyard Has A Private Patio With A Spectacular Trellis For Privacy As Well As A Private Lawn Area. There Has Been Great Use Of Hardwood Floors, Granite And Marble As Well As Oversized Base Boards And Crown Molding Throughout The Home.

CMA Pro Report

Sold Properties



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Address: 328 Via El Chico Redondo Beach 90277
MLS #: S948841 **LDate:** 06/12/2007
Beds: 3 **SDate:** 08/16/2007
Baths: F:2 3Q:0 H:0 **Area:** 128
SqFt: 2,125 **\$/SF:** \$710.59
LotSF: 6,245 **YBlt:** 1954
SchDist: **Pool:** Yes
View: CstView
Grg/Prk: 2CarGar

CurLPr: \$1,550,000
OrigLPr: \$1,550,000
SalePr: \$1,510,000
DOM: 9
CDOM: 86
Stories: TwoLvl

Property Description: Located In The Hollywood Riviera, This Charming Home Offers Unobstructed Views Of The Ocean, Downtown Los Angeles, The Getty Center And The Hollywood Sign - It'S A Short Walk To The Beach And Riviera Village. This Gorgeous Home Was Recently Remodeled Using High Quality Materials And The Finest Detail. There Are Hand Carved Wood Floors In The Open Plan Gourmet Kitchen And Living Area - Also, Two Fireplaces, Honed Marble Counters And Top Of The Line Appliances. There'S A Great Ocean View From The Master Bedroom And The Large Family Room Also Has A Fireplace. The Lush, Private Back Yard With A New Black Bottom Pool And Deck Is Perfect For Entertaining. There'S A New Bathroom With A Large Walk-In Shower. The Home Has Been Wired For Speakers Throughout And There'S A Security System.



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Address: 466 Calle De Aragon Redondo Beach 90277
MLS #: S947028 **LDate:** 05/14/2007
Beds: 4 **SDate:** 08/24/2007
Baths: F:3 3Q:0 H:1 **Area:** 128
SqFt: 2,700 **\$/SF:** \$614.81
LotSF: 7,140 **YBlt:** 1974
SchDist: Torrance **Pool:** Yes
View: CityView,MntView,OcnView,PanoView,PierView,PoolView
Grg/Prk: AttGar,DrOpn,2CarGar

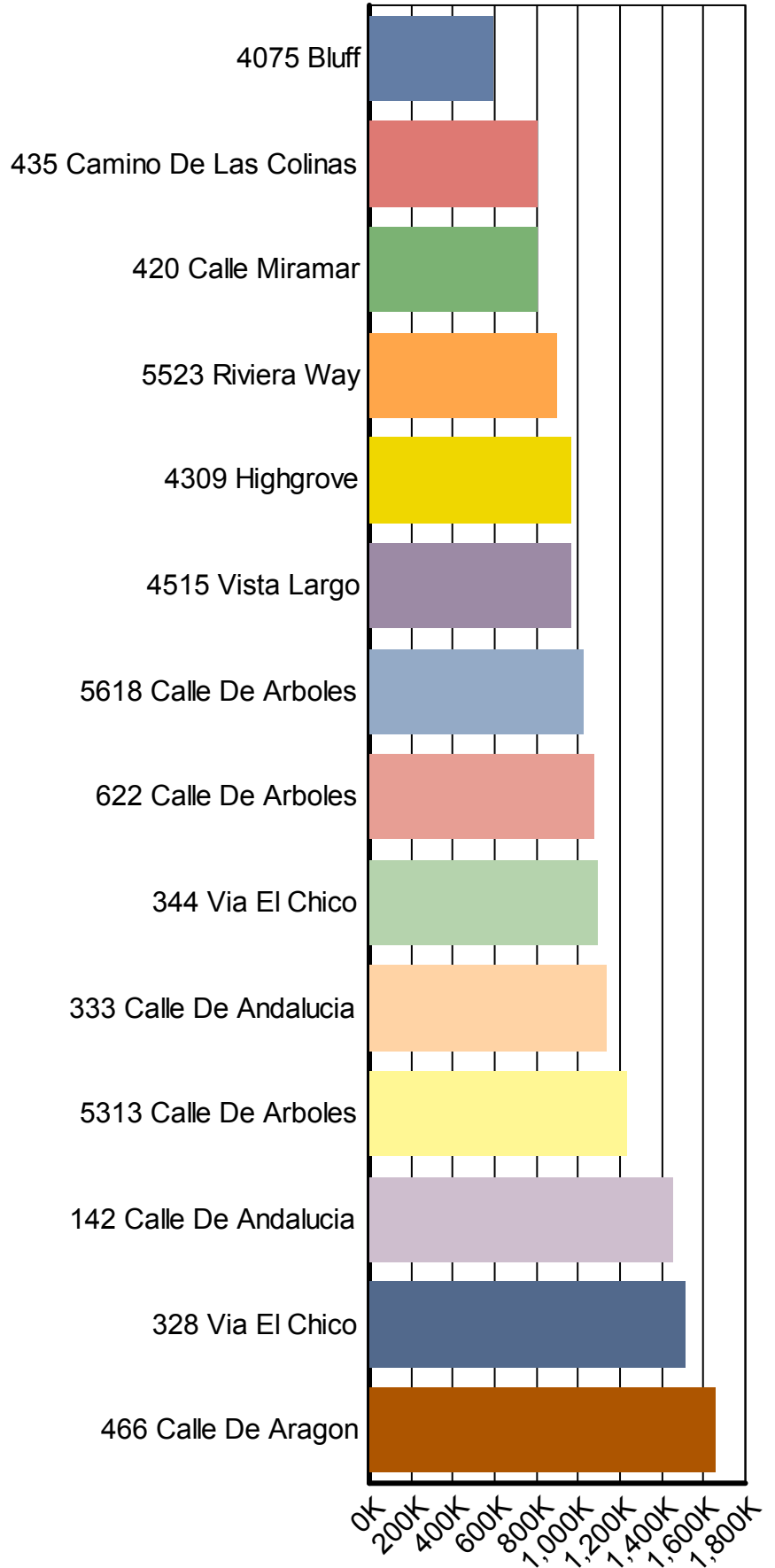
CurLPr: \$1,675,000
OrigLPr: \$1,749,000
SalePr: \$1,660,000
DOM: 48
CDOM: 156
Stories: OneLvl

Property Description: 180 Degree Views: Queen'S Necklace, Malibu, Santa Monica Mountains, City, Downtown La. Remodeled! New Heated Exercise/Recreation Pool With Fastlane Swim Machine & Remote Controller (For Speed, Heat, Lights) & Durable Auto Cover. Limestone Patio, Tropical Landscaping, White Maple Hardwood Floors, Casablanca Ceiling Fans, Skylights/Remote Control Operated W/ Auto Sensor To Close In Rain/. Custom Cherry Cabinetry, Black Granite Counter Tops, 8' Island, 42" Fridge, Miele Oven & Steam Oven, Thermador Cook Top. Slate Floors At Entry & Hallway, Milgard Insulated Windows & Sliding Doors. Private Backyard W/ Newly Plastered Integral Wall. Concealed Drain At Patio Along Pool. 2 Master Suites. Pool & Guest Bath Finished In 2007. Oversized 2 Car Garage W/ Big "Loft" Storage. House Looks Like Model.

CMA Pro Report

Sold Properties

Total # of Listings	14
Lowest Price	\$595,000
Highest Price	\$1,660,000
Average Price	\$1,084,366
Avg. Price/SqFt	\$592.69
Avg CDOM	58

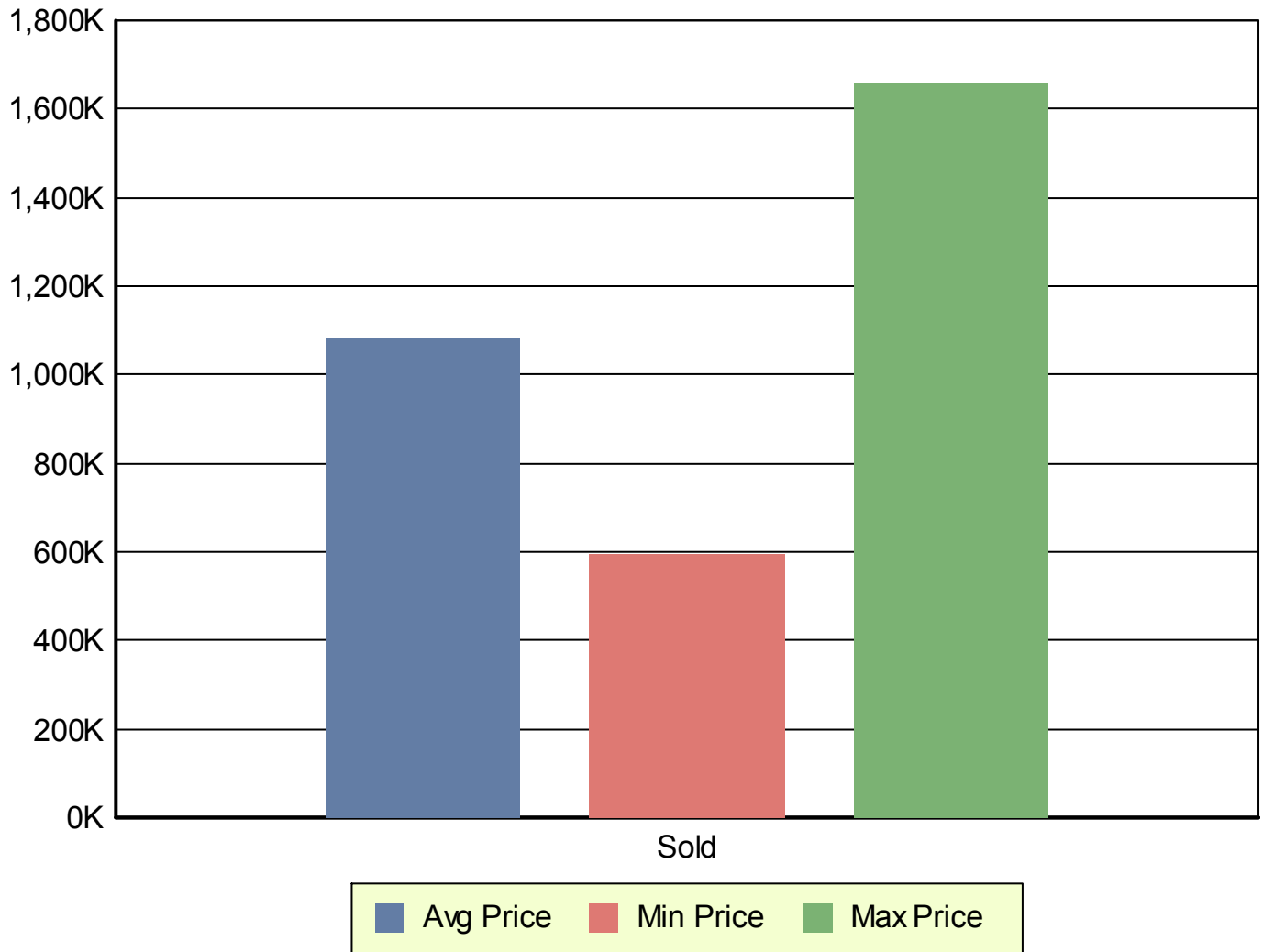


Date: 9/3/2007

CMA Pro Report

CMA Pro Report

Summary Graph/Analysis



Cumulative Analysis

Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Sold	\$595,000	\$1,660,000	\$1,084,366	\$592.69
	\$595,000	\$1,660,000	\$1,084,366	\$592.69

CMA Pro Report

Sold Property Analysis

Address	List Price	Sold Price	CDOM	%SP/LP	SP/Sqft
4075 Bluff Torrance	\$599,900	\$595,000	74	-%0.82	\$670.05
435 Camino De Las Colinas Redondo Beach	\$805,000	\$800,000	13	-%0.62	\$510.86
420 Calle Miramar Redondo Beach	\$805,000	\$805,000	12	%0.00	\$503.13
5523 Riviera Way Torrance	\$915,000	\$892,125	186	-%2.50	\$713.13
4309 Highgrove Torrance	\$949,000	\$960,000	13	%1.16	\$448.18
4515 Vista Largo Torrance	\$999,000	\$965,000	33	-%3.40	\$529.64
5618 Calle De Arboles Torrance	\$985,000	\$1,025,000	6	%4.06	\$633.50
622 Calle De Arboles Redondo Beach	\$1,089,000	\$1,070,000	49	-%1.74	\$718.12
344 Via El Chico Redondo Beach	\$1,099,888	\$1,090,000	31	-%0.90	\$495.45
333 Calle De Andalucia Redondo Beach	\$1,145,000	\$1,129,000	32	-%1.40	\$523.41
5313 Calle De Arboles Torrance	\$1,199,988	\$1,230,000	11	%2.50	\$818.36
142 Calle De Andalucia Redondo Beach	\$1,499,000	\$1,450,000	111	-%3.27	\$408.45
328 Via El Chico Redondo Beach	\$1,550,000	\$1,510,000	86	-%2.58	\$710.59
466 Calle De Aragon Redondo Beach	\$1,675,000	\$1,660,000	156	-%0.90	\$614.81
	\$1,093,984	\$1,084,366	58	-%0.74	\$592.69

CMA Pro Report

Property Summary

S	Street Address	Bds	Bth	Sqft	Built	L Price	S Price	Sold Date	CDOM
S	4075 Bluff	2	1.00	888	1948	\$599,900	\$595,000	08/31/2007	74
S	435 Camino De Las Colinas	2	2.50	1,566	1978	\$805,000	\$800,000	08/30/2007	13
S	420 Calle Miramar	3	23.50	1,600	1978	\$805,000	\$805,000	08/24/2007	12
S	5523 Riviera Way	3	2.00	1,251	1954	\$915,000	\$892,125	08/16/2007	186
S	4309 Highgrove	4	3.00	2,142	1954	\$949,000	\$960,000	08/09/2007	13
S	4515 Vista Largo	3	2.00	1,822	1958	\$999,000	\$965,000	08/17/2007	33
S	5618 Calle De Arboles	3	2.00	1,618	1955	\$985,000	\$1,025,000	08/17/2007	6
S	622 Calle De Arboles	3	2.00	1,490	1948	\$1,089,000	\$1,070,000	08/22/2007	49
S	344 Via El Chico	3	3.00	2,200	1964	\$1,099,888	\$1,090,000	08/30/2007	31
S	333 Calle De Andalucia	4	3.00	2,157	1948	\$1,145,000	\$1,129,000	08/02/2007	32
S	5313 Calle De Arboles	3	2.00	1,503	1955	\$1,199,988	\$1,230,000	08/30/2007	11
S	142 Calle De Andalucia	4	3.00	3,550	1998	\$1,499,000	\$1,450,000	08/03/2007	111
S	328 Via El Chico	3	2.00	2,125	1954	\$1,550,000	\$1,510,000	08/16/2007	86
S	466 Calle De Aragon	4	3.50	2,700	1974	\$1,675,000	\$1,660,000	08/24/2007	156