

Sold Properties



Address: 5924 S Pacific Coast Hwy #8, Redondo Beach 90
MLS #: S944900 **LDate:** 04/09/2007 **CurLPr:** \$615,000
Beds: 2 **SDate:** 06/26/2007 **OrigLPr:** \$615,000
Baths: F:1 3Q:1 H:0 **Area:** 28 **SalePr:** \$615,000
SqFt: 1,350 **\$/SF:** \$455.56 **DOM:** 19
LotSF: 1,746 **YBlt:** 1975 **CDOM:** 46
SchDist: Torrance **Pool:** No **Stories:** TwoLvl
View: PkView
Grg/Prk: Subterranean,2Space

Property Description: In A Quiet Location, Overlooking El Retiro Park, This 2 Bedroom + Loft, 2 Bath Townhome, Has A Modern Kitchen With Recessed Lighting, Granite In Both Bathrooms, Beautiful Hardwood Floor And Near New Carpet. Vaulted Ceiling With Sky Lights. Inside Washer/Dryer Hookups. Balcony Off Living Room And Patios Off Both Bedrooms. Community Game Room, Spa And Exercise Room. Lots Of Storage & Two Side-By-Side Parking Spaces In Subterranean Garage. Short Walk To The Riviera Village And The Beach.



Address: 221 Calle Mayor Redondo Beach 90277 **CurLPr:** \$699,000
MLS #: P945373 **LDate:** 04/18/2007 **OrigLPr:** \$699,000
Beds: 2 **SDate:** 06/22/2007 **SalePr:** \$685,000
Baths: F:1 3Q:1 H:1 **Area:** 28 **DOM:** 17
SqFt: 1,388 **\$/SF:** \$493.52 **CDOM:** 40
LotSF: 2,095 **YBlt:** 1978 **Stories:** TwoLvl
SchDist: Torrance **Pool:** Yes
View:
Grg/Prk: AttGar,2CarGar

Property Description: Fabulous Hollywood Riviera Townhome! Lowest Priced Unit In Village Palos Verdes...2 Master Suites With Balcony Access, Larger Master Has Dressing Area And Wonderful Cedar-Lined Walk-In Closet, Kitchen Cabinets Are Natural Maple With Pull-Outs, Vaulted Ceilings In Living Room Which Also Has Balcony Access Presenting A Spacious Indoor/Outdoor Living Area. Complex Has 2 Community Pools And Spas, And Is Conveniently Located 2 Blocks From Beach, The Charming Riviera Village Shopping And Restaurants, And Nearby Palos Verdes Hiking Trails. This Unit Has An Attached 2 Car Garage And Indoor Laundry Area. Live Here And Enjoy So. Bay Beach Living At It'S Finest!



Address: 4902 Pacific Coast Highway Torrance 90505 **CurLPr:** \$740,000
MLS #: P944457 **LDate:** 03/28/2007 **OrigLPr:** \$740,000
Beds: 3 **SDate:** 06/04/2007 **SalePr:** \$730,000
Baths: F:1 3Q:0 H:1 **Area:** 28 **DOM:** 25
SqFt: 1,501 **\$/SF:** \$486.34 **CDOM:** 29
LotSF: 6,068 **YBlt:** 1953 **Stories:** OneLvl
SchDist: **Pool:** No
View:
Grg/Prk: AttGar

Property Description: Lowest Priced Property In Hollywood Riviera! Well Maintained South Torrance Home In Desirable Neighborhood, Close To Schools And Shopping.

Sold Properties



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Address: 424 Palos Verdes Redondo Beach 90277
MLS #: S943239 **LDate:** 03/13/2007
Beds: 3 **SDate:** 06/28/2007
Baths: F:2 3Q:0 H:1 **Area:** 28
SqFt: 1,884 **\$/SF:** \$431.00
LotSF: 2,095 **YBlt:** 1978
SchDist: Torrance **Pool:** Yes
View: CityView,CstView,OcnView,PanoView,WatrView
Grg/Prk: AttGar,DrOpn,2CarGar

CurLPr: \$812,000
OrigLPr: \$819,000
SalePr: \$812,000
DOM: 38
CDOM: 38
Stories: TwoLvl

Property Description: This Is An End Unit Which Provides Privacy, Light, Garden Views, And Nice Ocean Views. Updated With Crown Moldings, Birch Wood Floors, Recessed Lights, Smooth Ceilings & Dual Paine Windows On The, Upstairs, Street Side Of Home. New Stainless Dishwasher. Newer Stainless Fridg. Lv Room Has A Wet Bar, And A Updated Fireplace. Attached 2 Car Garage With Storage. Live Like You Are On Vacation....2 Pools And Spa'S In Complex. Walk To The Beach And Village. Deck And Patio. Great Location.



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Address: 505 Calle De Arboles Redondo Beach 90277
MLS #: S943208 **LDate:** 03/11/2007
Beds: 3 **SDate:** 06/01/2007
Baths: F:1 3Q:0 H:0 **Area:** 28
SqFt: 1,018 **\$/SF:** \$863.46
LotSF: 6,358 **YBlt:** 1948
SchDist: **Pool:** No
View:
Grg/Prk: DetGar,DrOpn,2CarGar

CurLPr: \$879,000
OrigLPr: \$879,000
SalePr: \$879,000
DOM: 30
CDOM: 32
Stories: OneLvl

Property Description: Cute 3 Bedroom Used As 2 + Den. Nice Lot With Big Sunny West Facing Patio And Private Grass Backyard. This Property Is Not In The Hillside Overlay (Much Easier To Build Up)! Sunny Rooms Inc. Living Room With Brick Fireplace And Lots Of Windows. Refinished Oak Floors T/O, Crown Moulding T/O, New Copper Plumbing And Some New Windows And Sliding Doors. Kitchen Was Re-Tiled, Has Lots Of Cabinets, Built-In Appliances And Nook Area That Opens Via Sliding Door To Sunny Patio And Backyard. There Are 2 Laundry Areas In This Home...One In Kitchen And One In Garage. One Bedroom Has Been Converted To A Den With New Sliding Door To Patio. Another Bedroom Has Sliding Door That Opens To Backyard. Upgraded Hallway Bathroom.



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Address: 108 Via La Circula Redondo Beach 90277
MLS #: S936507 **LDate:** 10/28/2006
Beds: 2 **SDate:** 06/15/2007
Baths: F:1 3Q:0 H:1 **Area:** 28
SqFt: 1,438 **\$/SF:** \$639.78
LotSF: 7,170 **YBlt:** 1948
SchDist: Torrance **Pool:** No
View:
Grg/Prk: DetGar,DrOpn,2CarGar

CurLPr: \$975,000
OrigLPr: \$975,000
SalePr: \$920,000
DOM: 96
CDOM: 112
Stories: OneLvl

Property Description: Located Just A Short Wak To Riviera Village And Torrance Beach, This 2 Bedroom And Den, 1 1/2 Bath Home Features A Large Living Room And Formal Dining Room Plus A Breakfast Nook Off The Kitchen. 1438 Sqft Of Living Space On A Large 7170 Sqft Lot. With 62 Foot Of Frontage, This Could Be The Perfect Location To Build Your Dream Home Too. This Is Outside The View Overlay Area So No Problem With Building Two Stories!

Sold Properties



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Address: 4126 Mesa St Torrance 90505-6312
MLS #: P945405 **LDate:** 04/18/2007
Beds: 3 **SDate:** 06/22/2007
Baths: F:1 3Q:1 H:1 **Area:** 28
SqFt: 2,092 **\$/SF:** \$449.33
LotSF: 7,832 **YBlt:** 1974
SchDist: Torrance **Pool:** No
View: CityView,MntView,PanoView
Grg/Prk: AttGar,2CarGar

CurLPr: \$949,000
OrigLPr: \$949,000
SalePr: \$940,000
DOM: 6
CDOM: 29
Stories: 3+Lvl

Property Description: Beautiful City Lights View From This Open And Spacious Home On The Flat Part Of Mesa Street. The Updated Kitchen Opens Up To The Family And Living Rooms With Views Everywhere. All The Bedrooms Are Upstairs And Are Good Sized. Master Bedroom Enjoys Particularly Good Views And Is Adjoined By A Nicely Remodeled Master Bath. Walking Distance To Richardson Middle School And Nearby Shops And Restaurants.



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Address: 4818 Via El Sereno Torrance 90505
MLS #: P944620 **LDate:** 04/05/2007
Beds: 3 **SDate:** 06/18/2007
Baths: F:1 3Q:1 H:0 **Area:** 28
SqFt: 1,597 **\$/SF:** \$616.78
LotSF: 7,500 **YBlt:** 1956
SchDist: Torrance **Pool:** No
View:
Grg/Prk: AttGar,DrOpn,2CarGar

CurLPr: \$999,000
OrigLPr: \$1,029,000
SalePr: \$985,000
DOM: 20
CDOM: 39
Stories: OneLvl

Property Description: Beautifully Remodeled 3 Bedroom + Office Home In The Hollywood Riviera Located On Quiet Cul-Del-Sac. Features Include Spacious, Open Floor Plan, Gourmet Kitchen With Granite Counters And Hickory Cabinets, Office, Laundry Room, Master Suite With Custom Walk-In Closet And Private Backyard With Deck And Spa. Remodel Included New Windows, Doors, Drywall, Canned Lighting, Travertine Floors, Forced Air Heating System, 200 Amp Electrical Panel And More.



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Address: 4091 Bluff St. Torrance 90505
MLS #: S945741 **LDate:** 04/24/2007
Beds: 4 **SDate:** 06/29/2007
Baths: F:2 3Q:1 H:0 **Area:** 28
SqFt: 1,857 **\$/SF:** \$562.74
LotSF: 4,927 **YBlt:** 2003
SchDist: Torrance **Pool:** No
View: CityView
Grg/Prk: AttGar

CurLPr: \$1,049,900
OrigLPr: \$1,117,500
SalePr: \$1,045,000
DOM: 42
CDOM: 257
Stories: OneLvl

Property Description: This Beautiful Turnkey 4 Bedroom 2.75 Bath Home Was Built In 2003. A Few Of The Home'S Features Include A Professionally Landscaped Front And Back Yard, Stunning Deck With City View, Great Open Floor Plan, Gorgeous Hardwood Floors, Beautiful Countertops, Vaulted Ceilings, Recessed Lighting, Forced Air And Much More. Great For Entertaining, Relaxing, And The Family. This Could Be The Best Buy In The Hollywood Riviera!

CMA Pro Report

Sold Properties



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Address: 127 Via Mesa Grande Redondo Beach 90277
MLS #: P943067 **LDate:** 03/12/2007
Beds: 4 **SDate:** 06/21/2007
Baths: F:2 3Q:1 H:1 **Area:** 28
SqFt: 2,570 **\$/SF:** \$552.53
LotSF: 8,500 **YBlt:** 1954
SchDist: Torrance **Pool:** No
View: CityView,CstView,OcnView
Grg/Prk: AttGar,DrOpn,2CarGar

CurLPr: \$1,445,000
OrigLPr: \$1,470,000
SalePr: \$1,420,000
DOM: 58
CDOM: 80
Stories: OneLvl

Property Description: Recently Remodeled One Story Hollywood Riviera Home With Fantastic Ocean And City Lights View! Formal Living Room With Fire Place And View. Formal Dining With Designer Window Coverings. Large Kitchen Has Center Island, Stainless Steel Appliances, Tile Accents, Ocean View And Opens To Fantastic Great Room With Sliding Door Access To The Nicely Landscaped Back Yard. The Four Bedrooms Feature Upgraded Details Such As Wainscot, Crown Molding, Hardwood Floors, Warm Colors... The Master Bedroom Has A Large, Gorgeous Fireplace, Glass Doors Leading To Back Yard, Private Bath And Large Closet. Entry To Home Is Highlighted By A Gated Entry And Patio With Fountain. Open Floor Plan - Light, Bright, Move-In Ready Home!



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Address: 210 Via El Toro Redondo Beach 90277
MLS #: P941958 **LDate:** 02/21/2007
Beds: 4 **SDate:** 06/04/2007
Baths: F:1 3Q:2 H:0 **Area:** 28
SqFt: 2,523 **\$/SF:** \$653.98
LotSF: 10,950 **YBlt:** 1956
SchDist: Torrance **Pool:** Yes
View: PABView
Grg/Prk: AttGar

CurLPr: \$1,672,000
OrigLPr: \$1,672,000
SalePr: \$1,650,000
DOM: 104
CDOM: 104
Stories: OneLvl

Property Description: Spectacular Location 320 Feet From The Bluffs, Beach House. Legend Is That The Builder Who Built All Of The Original Homes In The Riviera Saved The Oversized Lots On Via El Toro For Himself. This Roughly 2,523 Sq. Ft, 4 Bedroom, 3 Bath With Pool Sits On Almost An 11,000 Sq Ft Lot With Peek-A-Boo Ocean And Malibu View. Light And Bright It'S The Ultimate Location Within A 5 Min. Walk To Everything The Riviera Has To Offer And Of Course The Pacific Ocean. There Are 2 Master Suites, One Full Bath And Two 3/4 Baths, New German Dual Pane Windows And New Furnace. This House Is Just Waiting For A Designer Remodel. Once In A Lifetime Opportunity For One Of The Largest Lots In All The Riviera Across The Street From The Sand.

CMA Pro Report

Sold Properties

Total # of Listings	11
Lowest Price	\$615,000
Highest Price	\$1,650,000
Average Price	\$971,000
Avg. Price/SqFt	\$564.09
Avg CDOM	73

5924 S Pacific Coast Hwy #8,

221 Calle Mayor

4902 Pacific Coast Highway

424 Palos Verdes

505 Calle De Arboles

108 Via La Circula

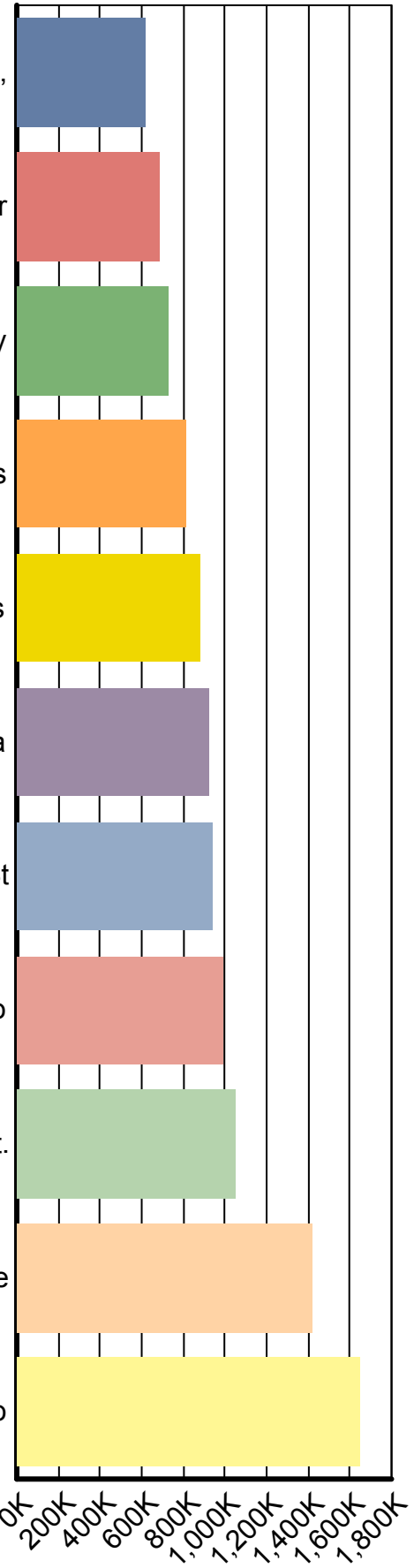
4126 Mesa St

4818 Via El Sereno

4091 Bluff St.

127 Via Mesa Grande

210 Via El Toro

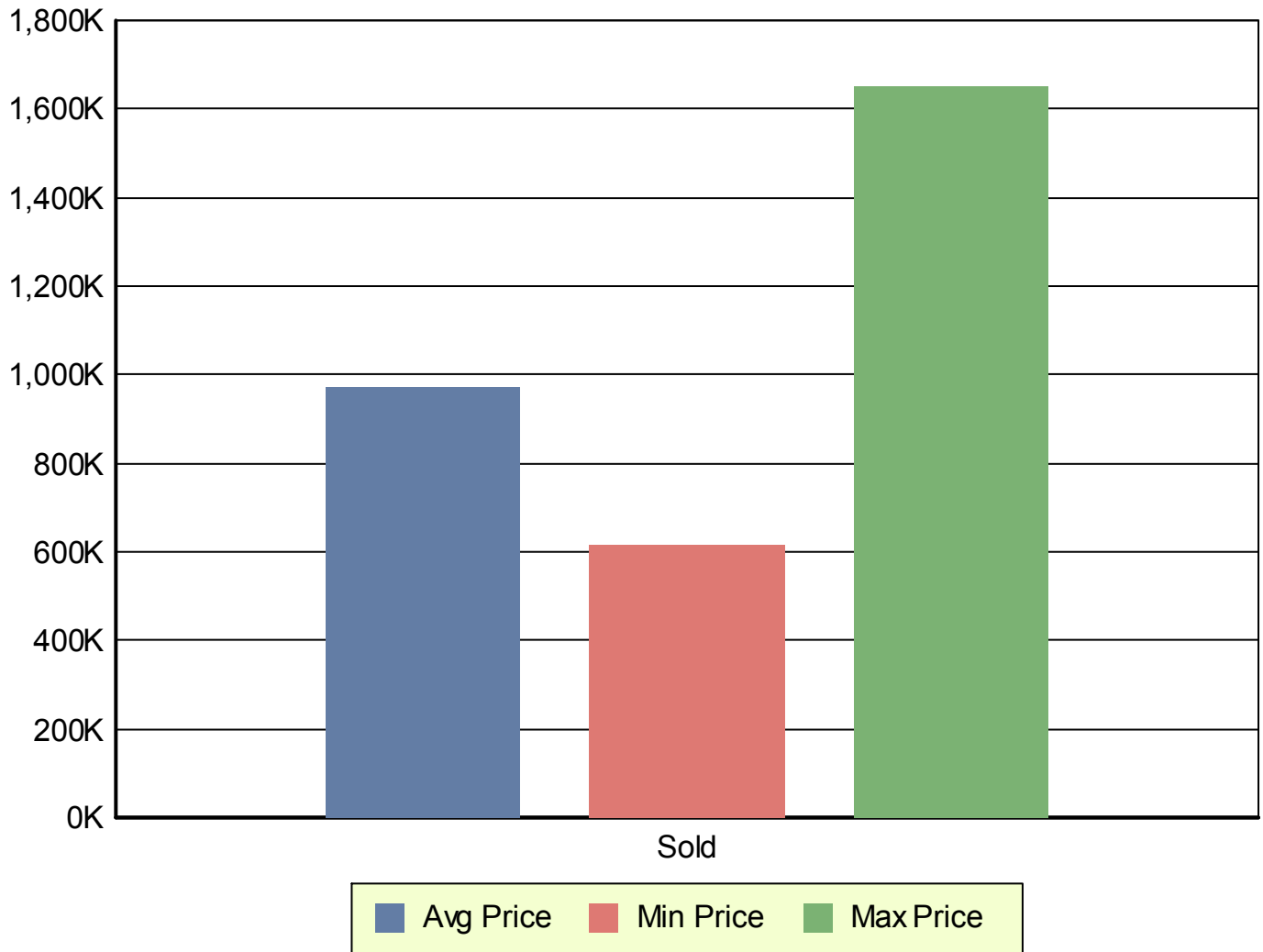


Date: 7/1/2007

CMA Pro Report

CMA Pro Report

Summary Graph/Analysis



Cumulative Analysis

Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SqFt
Sold	\$615,000	\$1,650,000	\$971,000	\$564.09
	\$615,000	\$1,650,000	\$971,000	\$564.09

CMA Pro Report

Sold Property Analysis

Address	List Price	Sold Price	CDOM	%SP/LP	SP/Sqft
5924 S Pacific Coast Hwy #8, Redondo Beach	\$615,000	\$615,000	46	%0.00	\$455.56
221 Calle Mayor Redondo Beach	\$699,000	\$685,000	40	-%2.00	\$493.52
4902 Pacific Coast Highway Torrance	\$740,000	\$730,000	29	-%1.35	\$486.34
424 Palos Verdes Redondo Beach	\$812,000	\$812,000	38	%0.00	\$431.00
505 Calle De Arboles Redondo Beach	\$879,000	\$879,000	32	%0.00	\$863.46
108 Via La Circula Redondo Beach	\$975,000	\$920,000	112	-%5.64	\$639.78
4126 Mesa St Torrance	\$949,000	\$940,000	29	-%0.95	\$449.33
4818 Via El Sereno Torrance	\$999,000	\$985,000	39	-%1.40	\$616.78
4091 Bluff St. Torrance	\$1,049,900	\$1,045,000	257	-%0.47	\$562.74
127 Via Mesa Grande Redondo Beach	\$1,445,000	\$1,420,000	80	-%1.73	\$552.53
210 Via El Toro Redondo Beach	\$1,672,000	\$1,650,000	104	-%1.32	\$653.98
	\$984,991	\$971,000	73	-%1.35	\$564.09

CMA Pro Report

Property Summary

S	Street Address	Bds	Bth	Sqft	Built	L Price	S Price	Sold Date	CDOM
S	5924 Pacific Coast Hwy S 8	2	2.00	1,350	1975	\$615,000	\$615,000	06/26/2007	46
S	221 Calle Mayor	2	2.50	1,388	1978	\$699,000	\$685,000	06/22/2007	40
S	4902 Pacific Coast Highway	3	1.50	1,501	1953	\$740,000	\$730,000	06/04/2007	29
S	424 Palos Verdes	3	2.50	1,884	1978	\$812,000	\$812,000	06/28/2007	38
S	505 Calle De Arboles	3	1.00	1,018	1948	\$879,000	\$879,000	06/01/2007	32
S	108 Via La Circula	2	1.50	1,438	1948	\$975,000	\$920,000	06/15/2007	112
S	4126 Mesa St	3	2.50	2,092	1974	\$949,000	\$940,000	06/22/2007	29
S	4818 Via El Sereno	3	2.00	1,597	1956	\$999,000	\$985,000	06/18/2007	39
S	4091 Bluff St.	4	3.00	1,857	2003	\$1,049,900	\$1,045,000	06/29/2007	257
S	127 Via Mesa Grande	4	3.50	2,570	1954	\$1,445,000	\$1,420,000	06/21/2007	80
S	210 Via El Toro	4	3.00	2,523	1956	\$1,672,000	\$1,650,000	06/04/2007	104