

Comparative Market Analysis

Listing Details

February 08, 2008

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



1410 Stanford B

Status:	Closed Sale	Bedrooms:	2
List Date:	12/20/2007	Bathrooms:	1
Area:	N Redondo Bch-Glden Hills	Sqft:	1165
LP:	\$495,000	SP:	\$495,000
Listed:	12/20/2007	Built:	1977
DOM:	4	Lot Size:	1,660

In Center of Complex, Steps to the Pool/Spa, New Carpet, Flooring & Paint - A Wonderful Place! Private fenced patio off Living Room. Living Room with Brick Fireplace. Dining Room off Kitchen plus a wet bar. 1/2 Bath on Main Level. Master Bedroom has vaulted ceilings and a deck overlooking the pool. 2 Car attached garage with direct access. Laundry Room on same level as Garage - Large room. Special Assessment of \$41.68/month through November 2008 - Per Concept 7 - HOA Company.



1622 Haynes

Status:	Closed Sale	Bedrooms:	3
List Date:	11/23/2007	Bathrooms:	2
Area:	N Redondo Bch-Glden Hills	Sqft:	1939
LP:	\$759,000	SP:	\$780,000
Listed:	11/23/2007	Built:	1983
DOM:	6	Lot Size:	2,500

Lovely home with brand new wood floors on the first level. All bedrooms are upstairs. Large master suite, walk-in closet and master bath. Balcony off master suite. 2 additional bedrooms with a full bath. Laundry upstairs where it should be. Living room opens to private patio/yard. Wood burning fireplace.



1635 Stanford

Status:	Closed Sale	Bedrooms:	3
List Date:	10/24/2007	Bathrooms:	2
Area:	N Redondo Bch-Glden Hills	Sqft:	1478
LP:	\$779,000	SP:	\$787,000
Listed:	10/24/2007	Built:	1954
DOM:	35	Lot Size:	3,800

Just in time for the holidays! Elegance and sophistication abound in this newly-remodeled single-level home located in the heart of the "Golden Triangle" on an oversized 3,800 sq. ft. lot just blocks from both Hermosa & Manhattan Beach. Knockout features include a stunning new kitchen with Cherry cabinets, granite countertops, double ovens, a "hidden" dishwasher and pantry. Gorgeous living room comes complete with 3-sided fireplace, recessed lighting and hand-hewn Walnut hardwood floors. Light & bright spacious master suite has its own private bath and sitting area along with access to a backyard with lovely mature fruit trees and garden. Custom landscaping also includes a gated entry and waterfall. Beautiful balcony and sitting area off dining room are ideal for morning coffee. Third bedroom has been converted into an office with closet now accessible through hallway.

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1215 Goodman

Status:	Closed Sale	Bedrooms:	3
List Date:	12/05/2007	Bathrooms:	2
Area:	N Redondo Bch-Glden Hills	Sqft:	1750
LP:	\$849,900	SP:	\$870,000
Listed:	12/05/2007	Built:	1954
DOM:	8	Lot Size:	5,200

Just in time for the New Year - Move right into this IMMACULATE 3 Bedroom, 2 Bath home on an OVERSIZED 5,200 sq. ft. lot in the coveted Jefferson Elementary School District. Located just two blocks from Hermosa Beach, this Redondo Beach beauty has a fully-enclosed, landscaped BACKYARD and private PATIO - great for entertaining or kids at play. UPDATED Kitchen includes new stainless steel appliances, recessed lighting and tiled floors. Spacious MASTER SUITE is light, bright and has its own gas/wood-burning fireplace. Full bath includes separate shower and spa tub. Cozy living room with a second fireplace, open dining area and BONUS room (perfect for playroom or office) all make this home a "must see" - not to be missed! Additional features include crown molding throughout home, California Closets in all three bedrooms, classic Oak hardwood floors, Hunter Douglas ceiling fans, 4-zone automatic yard sprinklers, mature trees, custom landscape lighting with auto-timers, a 4-car driveway