

# Comparative Market Analysis

## Listing Details

February 08, 2008

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



### 4808 Pacific Coast

Status:	<b>Closed Sale</b>	Bedrooms:	<b>3</b>
List Date:	<b>11/07/2007</b>	Bathrooms:	<b>1</b>
Area:	<b>Hollywood Riviera</b>	Sqft:	<b>1629</b>
LP:	<b>\$600,000</b>	SP:	<b>\$605,000</b>
Listed:	<b>11/07/2007</b>	Built:	<b>1953</b>
DOM:	<b>54</b>	Lot Size:	<b>5,670</b>

Time limited offer for \$600,000 for buyers who put down 20%, remove contingencies in 10 days. Property to be sold "AS IS". Seller's have termite report, but will not do any work. Data is per L.A. County Assessor. Third bedroom was converted into a den. Permitted bonus room in the back. The data is per the Los Angeles County Assessor. The third bedroom has been converted into a den.



### 645 Paseo De La Playa 204

Status:	<b>Closed Sale</b>	Bedrooms:	<b>2</b>
List Date:	<b>07/06/2007</b>	Bathrooms:	<b>2</b>
Area:	<b>Hollywood Riviera</b>	Sqft:	<b>1374</b>
LP:	<b>\$648,500</b>	SP:	<b>\$648,500</b>
Listed:	<b>07/06/2007</b>	Built:	<b>1962</b>
DOM:	<b>143</b>	Lot Size:	<b>4,003</b>

Spectacular 9 acre private and gated beachfront complex with private path down to the sand and ocean, plus 4 separate ocean and sunset viewing areas! The Cote d' Azure development is known for it's great private location on the Torrance / Palos Verdes Estates border, unbelievably ocean views from the common areas, plus special amenities such as the beautiful pool area, clubhouse, ocean view picnic areas and the private path to the beach. This special unit offers a hard to find open balcony & walls of glass overlooking the beautiful trees and open space of Palos Verdes Estates. This is the "quiet and private" side of the building! This unit has some upgrades and is in very good condition. This building has just had a new elevator and carpeting installed so it's an impressive show! Your client can be part owner of 9 spectacular acres adjoining the Pacific Ocean on one side and the private wooded parkland of Palos Verdes Estates on the other! This is a rare opportunity to own beachfront



### 535 Calle Mayor

Status:	<b>Closed Sale</b>	Bedrooms:	<b>3</b>
List Date:	<b>10/31/2007</b>	Bathrooms:	<b>1</b>
Area:	<b>Hollywood Riviera</b>	Sqft:	<b>1712</b>
LP:	<b>\$799,000</b>	SP:	<b>\$758,000</b>
Listed:	<b>10/31/2007</b>	Built:	<b>1957</b>
DOM:	<b>51</b>	Lot Size:	<b>6,770</b>

This unique property radiates character and charm from the private, flower filled courtyard with fountain and English inspired garden to the mid-century modern interior 3 bedroom 2 of which are master size 1.5 baths, living room w/built-in fireplace and bookshelves, dining room and breakfast rooms with built-in cabinets, beautiful private yard, enclosed sunroom are but a few of the features of this great home. Don't let the street fool you, it's very quiet.

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### 5508 Riviera

Status:	<b>Closed Sale</b>	Bedrooms:	<b>3</b>
List Date:	<b>10/16/2007</b>	Bathrooms:	<b>1</b>
Area:	<b>Hollywood Riviera</b>	Sqft:	<b>1497</b>
LP:	<b>\$899,000</b>	SP:	<b>\$860,000</b>
Listed:	<b>10/16/2007</b>	Built:	<b>1954</b>
DOM:	<b>27</b>	Lot Size:	<b>6,603</b>

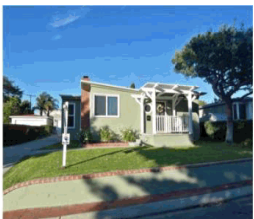
Thoughtfully Remodeled - Open Kitchen to Family & Dining rooms....Hardwood Floors throughout most of the home - beautiful custom entertainment center and bookcase in Family Room w/ granite counters to coordinate w/ the Kitchen - it's truly exquisite! Remodeled Bathrooms - enlarged master bedroom, beautiful moldings, great paint colors - this is a showcase!



### 162 Via Los Miradores

Status:	<b>Closed Sale</b>	Bedrooms:	<b>3</b>
List Date:	<b>10/02/2007</b>	Bathrooms:	<b>1</b>
Area:	<b>Hollywood Riviera</b>	Sqft:	<b>1606</b>
LP:	<b>\$999,000</b>	SP:	<b>\$985,000</b>
Listed:	<b>10/02/2007</b>	Built:	<b>1953</b>
DOM:	<b>71</b>	Lot Size:	<b>6,880</b>

Two-story Ocean view home for under one million? NO this is not a type-o. This is an Impeccably Kept Hollywood Riviera Home w/ Gorgeous Ocean Views from both upper and lower level. The kitchen is so cute and equipped w/ the original Western Holly Antique Stove as well as a breakfast nook. The living room features a cozy brick fireplace and fabulous ocean views as well as the Santa Monica Mountains. There are two bedrooms and a full bathroom upstairs. Go downstairs and find another cozy fireplace and a very large room currently used as the 3rd bedroom but could be an office and a family room. There is another bathroom downstairs as well as storage under the house. A very large backyard w/ many fruit trees and more of that ocean view! Property is located in the Torrance Hillside Overlay



### 301 CALLE DE ANDALUCIA

Status:	<b>Closed Sale</b>	Bedrooms:	<b>3</b>
List Date:	<b>11/28/2007</b>	Bathrooms:	<b>2</b>
Area:	<b>Hollywood Riviera</b>	Sqft:	<b>1673</b>
LP:	<b>\$1,099,000</b>	SP:	<b>\$1,050,000</b>
Listed:	<b>11/28/2007</b>	Built:	<b>1948</b>
DOM:	<b>24</b>	Lot Size:	<b>7,049</b>

ALL NEW FRONT PORCH... COME TAKE ANOTHER LOOK! Wonderful 3 bedroom, 2 and a half bath single level home with remodeled kitchen and baths! Huge grassy backyard (7,049 sq ft. lot) with rear deck to enjoy the Southern California lifestyle. Location, Location: just a stones throw away from the bridal path for hiking, biking and dog walking! This home has it all, master suite, living room, dining room and open kitchen/family room and entertainer's deck! Upgrades by current owner: vinyl windows, raingutters, furnace, water heater, dishwasher, roof, paint in and out, garage door, refinish hardwood floors, sprinklers! Move-in and enjoy!!!

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### 3831 Paseo De Las Tortugas

Status:	<b>Closed Sale</b>	Bedrooms:	<b>4</b>
List Date:	<b>10/10/2007</b>	Bathrooms:	<b>3</b>
Area:	<b>Hollywood Riviera</b>	Sqft:	<b>3472</b>
LP:	<b>\$1,625,000</b>	SP:	<b>\$1,550,000</b>
Listed:	<b>10/10/2007</b>	Built:	<b>1979</b>
DOM:	<b>43</b>	Lot Size:	<b>9,017</b>

One-of-a-kind, Tuscan style home, "on the hill" in Riviera. Spectacular City Light views from every room. Truly an entertainment home featuring gorgeous decks on every level with magnificent panoramas of the South Bay and Los Angeles area. Several patios, 2 amazing bonus rooms including a pool table/game room with a wet bar and a dry sauna with a 3/4 bath. Fabulous pool with waterfall, diving board, 7' sunken jacuzzi/hot tub and maintenance-free Trex decking. This home has a well-designed floorplan including a formal living room with fireplace and dining room, plus a separate family room with fireplace, a formal library with ladder and a unique "good morning" room with large country-wide views you will enjoy day after day. Step-down wine cellar with room for 150 bottle of wines. Plus, oversized 3-car garage, 2 extra large storage areas, and a big laundry-ironing room including a gift wrap counter. On the ground floor, a previous owner built out a game room with wet bar and pool



### 414 Camino de Encanto

Status:	<b>Closed Sale</b>	Bedrooms:	<b>4</b>
List Date:	<b>10/03/2007</b>	Bathrooms:	<b>3</b>
Area:	<b>Hollywood Riviera</b>	Sqft:	<b>2900</b>
LP:	<b>\$2,185,000</b>	SP:	<b>\$2,130,000</b>
Listed:	<b>10/03/2007</b>	Built:	<b>2007</b>
DOM:	<b>102</b>	Lot Size:	<b>7,702</b>

"Beach Modern" beautiful masterpiece near the ocean with blue ocean views, lights by night and amazing sunsets. Single level living space, open floor plan with distressed maple floors throughout, 3 fireplaces, gourmet kitchen with island, viking stainless steel, wine cooler, customized with the top of the line finishes. Natural light throughout bringing outdoor in.

Attention to every detail with no expense spared.

Surround sound and smart house ready.

The roof top deck offer 500 sq. ft. of entertaining. Nothing compares to this home in this price range.

Furniture is negotiable.