

# Comparative Market Analysis

## Listing Details

February 08, 2008

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



### 233 20th

Status:	Closed Sale	Bedrooms:	3
List Date:	12/11/2007	Bathrooms:	2
Area:	Mnhhtn Bch Sand	Sqft:	1781
LP:	\$1,249,000	SP:	\$1,249,000
Listed:	12/11/2007	Built:	1932
DOM:	2	Lot Size:	1,633

Great walk street legal non-conforming duplex. Lot is approximately 30 x 55. 2 bedroom 1 bath upper with hardwood floors and ocean view. Lower is large bachelor with separate kitchen, bath, and walk street patio. There is a 2 car garage.



### 725 12th

Status:	Closed Sale	Bedrooms:	3
List Date:	09/01/2007	Bathrooms:	1
Area:	Mnhhtn Bch Tree	Sqft:	1320
LP:	\$1,199,000	SP:	\$1,187,000
Listed:	09/01/2007	Built:	1957
DOM:	104	Lot Size:	3,000

Reduced \$200,000!!! The property has been completely remodeled and extensively upgraded with hardwood floors, granite counter tops and range island. Sub zero, and custom gas grill with hood. Plantation shutters. bathrooms upgraded. Main living area with fireplace & vaulted open beam ceilings extends and flows to a large patio deck over the garage perfect for entertaining. Prime location close to schools, churches, short walk to downtown MB. Large 2 car garage & storage space. New sod in back yard area. Many upgrades, excellent condition, location make this a great opportunity for MB investors 1st x buyers. \*\*\*\*Buyer to coop in sellers 1031 exchange at no cost to buyer



### 637 13th

Status:	Closed Sale	Bedrooms:	3
List Date:	07/27/2007	Bathrooms:	1
Area:	Mnhhtn Bch Tree	Sqft:	2014
LP:	\$1,355,000	SP:	\$1,335,000
Listed:	07/27/2007	Built:	1971
DOM:	109	Lot Size:	2,108

Located in the center of one of the hottest neighborhoods in Manhattan Beach. Opportunity knocking for the contractor or owner looking for a remodel project. Currently only 2 stories with ocean peeks to the south and north. If 3rd floor possible (check with city), panoramic views could be achieved.



### 2623 Palm

Status:	Closed Sale	Bedrooms:	3
List Date:	09/29/2007	Bathrooms:	2
Area:	Mnhhtn Bch Tree	Sqft:	1952
LP:	\$1,399,900	SP:	\$1,350,000
Listed:	09/29/2007	Built:	1963
DOM:	77	Lot Size:	4,640

Prime Manhattan Beach Tree Section corner lot! Stunning Location! Bright, Fresh and clean one level house. Beautiful double door entry. Great kitchen with DACOR stove, oven, microwave & warming drawer, granite counters and hardwood floors. Magnificent family room fireplace and a super cool double sided fireplace in entry and formal living room. Fun built in BBQ with granite and free standing spa perfect for entertaining and very private. Great master suite with unique bathroom. Security system. Tons of storage in rear of house and garage. Bonus private front patio area off master suite.

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### 2413 Elm

Status:	Closed Sale	Bedrooms:	4
List Date:	07/11/2007	Bathrooms:	2
Area:	Mnhttn Bch Tree	Sqft:	3353
LP:	\$1,625,000	SP:	\$1,575,000
Listed:	07/11/2007	Built:	1981
DOM:	150	Lot Size:	4,480

**Price Reduced!!** If you have been looking for a spacious and private home in the tree section, this is the house for you! You don't have to do a thing in this tasteful traditional home with a gorgeous remodeled kitchen and brand new carpet and paint. The Chef's kitchen opens up to the great room, has custom designed cabinets, a center island and stainless steel appliances. In addition, downstairs is a wine room, formal dining room, huge sunken living room with fireplace and high ceilings; both of which open up to the very usable sunny, grassy backyard with seating area and tranquil fountains. Head upstairs using the inviting spiral staircase that leads you to all 4 spacious bedrooms. The master has vaulted ceilings, a granite fireplace and 3 closets. Great master bath with 2 sinks, Jacuzzi tub, and large shower. 2 car garage, newer roof and tons of storage. This is the best deal in the tree section.



### 3300 Blanche

Status:	Closed Sale	Bedrooms:	5
List Date:	11/07/2007	Bathrooms:	4
Area:	Mnhttn Bch Tree	Sqft:	3377
LP:	\$2,659,000	SP:	\$2,360,000
Listed:	11/07/2007	Built:	2006
DOM:	38	Lot Size:	4,725

**Absolutely Exquisite "Tree Section" Home!** Outstanding Amenities Include Custom Draperies, 3" shutters, Audio System, (Home Theatre), Speakers in all Downstairs, Upstairs Master Bedroom, Smooth Venetian Plaster, Glazed "Furniture" Cabinetry, Lapidus Granite Kitchen Counter tops, Custom "Pillow" cut Travertine Floors in a Versailles Pattern, Crown Mouldings Thru-out. 8' Solid Core Knotty Alder Doors, Round Top French Doors, Hickory Pecan Hardwood Floors, Fiberglass Exterior Windows with Wood Interior Inlays, Framless Glass Shower Doors, Sub-Zero Double Door Refrigerator, Viking 6 Burner Stove, 6 Multi-use Shower Head in Master Bath, Spa Tub, Central Vacuum. Recessed Indirect Ceiling Lights, Intercom and Security Systems, His & Hers Closets, Wrought Iron Juliet Balconies, Field Ledge Fireplace on the Patio with Stainless Steel Surround, Glue Chip Obscured Glass in Bathrooms, Private Rear Yard, Front Yard & Patio with Olive and Oak Tree Canape'. **THIS IS A SPECTACULAR PROPERTY!!**



### 853 6th

Status:	Closed Sale	Bedrooms:	6
List Date:	05/16/2007	Bathrooms:	2
Area:	Mnhttn Bch Hill	Sqft:	4926
LP:	\$4,795,000	SP:	\$4,500,000
Listed:	05/16/2007	Built:	2007
DOM:	210	Lot Size:	5,720

**STUNNING NEW HOME IN THE HEART OF THE HILL SECTION W/PANORAMIC OCEAN VIEWS,** A/C, out door rm w/refrig, sink, BBQ, radiant heaters, lrg basement rm w/FP, cellar rm suitable for wine, detached casitas w/office/bedrm & 1 car gar. Plumbed for future spa, epoxy garage floors. Living area on top floor w/open floor plan. Kitchen hood cabinetry contains pull out spice drawers. Elect plugs in island are hidden behind doors. Skylites(open & blinds operate w/electronic control), onyx counter top in powder rm w/raised bowl & wall mounted fixtures. Master bth floor has basketweave pattern done in travertine, master bath has freestanding Kohler bathtub, cabinets have self-closing hardware & vertical drawers for makeup. Laundry/mud room has loads of cabinetry. Property located in undergrounding district & power poles should be gone in a matter of months. Beautifully landscaped, stone wrapped block wall columns, landscape lighting, wrought iron & wood gates, slate patio, stone walkway.

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### 1325 17th

Status:	Closed Sale	Bedrooms:	5
List Date:	10/12/2007	Bathrooms:	3
Area:	Mnhttn Bch Heights/Lib	Sqft:	3088
LP:	\$1,289,500	SP:	\$1,215,000
Listed:	10/12/2007	Built:	1991
DOM:	57	Lot Size:	3,500

**LOWEST PRICE PER SQUARE FOOT IN MANHATTAN BEACH! SELLER MUST SELL! Rare opportunity to own this beautiful 3,088 sf home on a quiet street. Bright, airy floorplan and nicely remodeled, this 5 bed, 3.5 bath beauty features many amenities including formal living room with fireplace, large formal dining, gourmet granite kitchen with high-end appliances and breakfast area, family room with fireplace, 2-car garage with storage space, and an impeccably landscaped gated yard. Secluded, private, and very quiet, you'll still be within walking distance to schools, parks, athletic fields, restaurants, shops, movie theaters, and the beach. Four Decks with city light views, mountains, and the Hollywood sign. Large Master Suite has fireplace, walk-in closet, and spacious bath with spa tub. Other features include hardwood and marble floors, plantation shutters, custom mouldings, and custom paint on Venetian plaster in the Dining Room.**



### 1541 11th

Status:	Closed Sale	Bedrooms:	3
List Date:	10/15/2007	Bathrooms:	2
Area:	Mnhttn Bch Mira Costa	Sqft:	2332
LP:	\$1,329,000	SP:	\$1,300,000
Listed:	10/15/2007	Built:	1977
DOM:	37	Lot Size:	6,500

**This chic modern remodel is a must see! Boasting an extremely favorable Two-Story floorplan, you will appreciate the large 3 bedrooms 2 bathrooms plus a office, dining area and stylish gourmet kitchen with stainless steel Viking appliances, breakfast bar, & an abundance of cabinet space. Both levels feature generous sized living areas, one of which offers a deck with Pollywog Park and city views, while lushly landscaped front & back yards are perfect for kids to play in safely or for hosting an outdoor BBQ! With American cherry man made floors, Berber carpeting, a fireplace and location close to schools and the local park- This home really has it all. Buyers start packing!**



### 1501 10th

Status:	Closed Sale	Bedrooms:	4
List Date:	08/16/2007	Bathrooms:	3
Area:	Mnhttn Bch Mira Costa	Sqft:	3685
LP:	\$1,899,000	SP:	\$1,840,000
Listed:	08/16/2007	Built:	2001
DOM:	98	Lot Size:	5,280

**A beautifully crafted home by sought after custom home builder "Dennis Moloney" with the ever popular floor plan featuring the kitchen and family room over looking the spacious back yard. Also boasts a formal living room, guest bath & a main floor bedroom w/ full bath. Kitchen features built-in 6 burner Viking range, SubZero fridge, Thermador oven & butler's pantry which adjoins formal dining room. Gorgeous hardwood floors command the first floor as well as beautiful custom cabinetry, granite counter tops, high ceilings and lots of light. Upstairs features a unique floorplan with 2 additional bedrooms plus an extra office or den with large walk out deck & southern views and a full laundry room located conveniently near the bedrooms. Oversized master retreat offers a huge walk-in closet, fireplace, balcony that overlooks the yard, and a stunning master bath with sunken spa tub, his & hers vanities and a seperate shower enclosure. This home is in a prime location and within walking range**

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### 1511 1st

Status:	Closed Sale	Bedrooms:	5
List Date:	07/21/2007	Bathrooms:	2
Area:	Mnhttn Bch Mira Costa	Sqft:	3540
LP:	\$1,999,000	SP:	\$1,825,000
Listed:	07/21/2007	Built:	2004
DOM:	143	Lot Size:	5,000

Cape Cod home. Great location. **BETTER THAN NEW** Five Spacious bedrooms. Beautiful hardwood floors. Gourmet kitchen with Alderwood cabinets and top of the line appliances. Outdoor fireplace perfect for entertaining. Custom shutters and blinds. Master suite with walk in closet, balcony and dual fireplace shared with beautiful bath. Fireplace in spacious family room. Dining room and living room with dual fireplace. Walk to local schools. Move right in and enjoy one of the best Manhattan Beach finest homes. Alarm system, custom shutters, remote control custom shades. Built in wall bed in office and custom built desk. Outdoor play gym. Epoxy flooring in garage. Newly carpeted stairs. Air conditioned.



### 1226 8th

Status:	Closed Sale	Bedrooms:	5
List Date:	11/28/2007	Bathrooms:	4
Area:	Mnhttn Bch Mira Costa	Sqft:	4100
LP:	\$2,388,000	SP:	\$2,248,500
Listed:	11/28/2007	Built:	2007
DOM:	37	Lot Size:	7,450

**NEW** Luxurious Mediterranean Villa in East Manhattan, 50 x 149 lot, Built by Gravatt Homes. Gravatt is known for his attention to detail and creative ceilings, each room has a different vaulted ceiling design throughout. A truly elegant home featuring 5 bedrooms and 4.5 baths, Large master suite has two sided fireplace, sitting area, balcony, large walk-in closet w/ skylight, spa tub, and separate shower. Elegant formal dining room located off an enormous custom gourmet kitchen featuring huge center island, large breakfast bar, giant downdraft cook top, built-in Monogram refrigerator, wine rack, tons of cabinet space, eating area and homework desk great for kids. Right off the kitchen is the spacious family room with large pre-cast fireplace. This impressive work of genius is wired for plasma TV, stereo surround sound and air conditioning. Comes equipped with hot water recirculation system, security system and intercom system. Beautifully surrounded with meticulous landscaping, the



### 1247 6th

Status:	Closed Sale	Bedrooms:	5
List Date:	11/15/2007	Bathrooms:	4
Area:	Mnhttn Bch Mira Costa	Sqft:	4354
LP:	\$2,785,000	SP:	\$2,540,000
Listed:	11/15/2007	Built:	2007
DOM:	30	Lot Size:	7,500

This elegant Santa Barbara-Style estate-home evokes Spanish Architecture at its finest. Located in East Manhattan, this 4,354 sq. ft. 5 bedroom & 4.5 bath residence boasts ornamental details that give this home its distinctive character. Featuring all of the luxury amenities courtesy of Zivec Construction, they spared no expense to include artistic elements such as arched doorways, custom hand-painted detailing, exposed beams, and so much more. The exceptional floor-plan consists of a well-appointed Gourmet Kitchen with Viking, Sub-Zero and GE profile stainless steel appliances, an impressive Formal Entry, a palatial Formal Living Room with fireplace, a spacious Family room, and a large landscaped backyard with outdoor BBQ & fireplace.