

Comparative Market Analysis

Listing Details

February 08, 2008

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



2318 Pullman

Status:	Closed Sale	Bedrooms:	3
List Date:	09/12/2007	Bathrooms:	2
Area:	North Redondo	Sqft:	1055
LP:	Beach-Villas N	SP:	\$625,000
Listed:	\$680,000	Built:	1955
DOM:	09/12/2007	Lot Size:	4,000

3 bedroom 2 full baths, 2 car attached finished garage (used previously as a family room) with bamboo paneling and a bench wall seat and indoor/outdoor carpet. In garage laundry, deck patio with 8 person Jacuzzi (unwarranted), brick fire pit and brick flower beds. Two bedrooms have sliding doors exiting to backyard, all hardwood floors, newly painted in and out, crown molding, mirror wardrobe doors and ceiling fans in all bedrooms, central heating and forced air. The house is move in ready and sold as-is.



2208 Graham B

Status:	Closed Sale	Bedrooms:	4
List Date:	09/25/2007	Bathrooms:	2
Area:	North Redondo	Sqft:	2085
LP:	Beach-Villas N	SP:	\$690,000
Listed:	\$749,000	Built:	1989
DOM:	09/25/2007	Lot Size:	3,746

Private completely detached back house with well-maintained exterior & grounds. Master bedroom suite with spa tub/shower stall, 2nd floor den, central air, clean ducts, new whole-house audio, central vacuum, new appliances including fridge and washer/dryer, new electric & lighting, new carpet/paint, new window treatments, etc. Contractor is standing by for your 3-week remodel. Get instant equity and avoid headaches and costs of remodeling and still have it your way by customizing the plan.



2405 Thomas

Status:	Closed Sale	Bedrooms:	4
List Date:	11/07/2007	Bathrooms:	2
Area:	North Redondo	Sqft:	1723
LP:	Beach-Villas N	SP:	\$740,000
Listed:	\$769,000	Built:	1949
DOM:	11/07/2007	Lot Size:	6,890

Delightful, Bright, Spacious, TRW tract - great area. Lovely 4 bedroom and 2 bathroom home. Beautiful Hardwood Floors, Spacious Livingroom, Familyroom, and Diningroom. Has a flowing floorplan, great for entertaining. Won't last.



2223 WARFIELD A

Status:	Closed Sale	Bedrooms:	4
List Date:	08/23/2007	Bathrooms:	2
Area:	North Redondo	Sqft:	2300
LP:	Beach-Villas N	SP:	\$820,000
Listed:	\$859,000	Built:	2007
DOM:	08/23/2007	Lot Size:	6,500

priced reduced!!!!!!!, motivated seller! BRAND NEW CONSTRUCTION CLOSE TO BEACH, HARDWOOD, GRANITE, MUST SEE. ASK ABOUT THE DRIVEWAY.

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1801 Felton

Status:	Closed Sale	Bedrooms:	2
List Date:	11/19/2007	Bathrooms:	1
Area:	N Redondo Bch-Villas S	Sqft:	762
LP:	\$449,900	SP:	\$440,000
Listed:	11/19/2007	Built:	1951
DOM:	23	Lot Size:	2,850

Bank Owned

It is hard to believe this price for Why buy a condominium when this opportunity is available the property is offered AS-IS Condition. Show anytime.



1907 Morgan D

Status:	Closed Sale	Bedrooms:	3
List Date:	10/16/2007	Bathrooms:	1
Area:	N Redondo Bch-Villas S	Sqft:	1244
LP:	\$575,000	SP:	\$590,000
Listed:	10/16/2007	Built:	1975
DOM:	74	Lot Size:	1,873

Freshly updated 3 bedroom 2 bath home in a well maintained 4 unit complex. New paint, granite counters, travertine and new carpet flooring throughout. New stainless steel appliances. End Unit with spacious upper patio. New sliding glass doors and new skylights. Direct access to oversized 2 car garage. Washer & Dryer included. Move in ready. Jefferson school district. Walk to parks and school. Buyer to verify Sqft. Tax rolls state this is a 2 bedroom unit but this is being corrected by the tax assessor's office. They will post this as a "3" bedroom in a few weeks. Owners are licensed Real Estate agents.



2304 Vanderbilt 2

Status:	Closed Sale	Bedrooms:	3
List Date:	04/30/2007	Bathrooms:	2
Area:	N Redondo Bch-Villas S	Sqft:	1754
LP:	\$595,900	SP:	\$550,000
Listed:	04/30/2007	Built:	1986
DOM:	165	Lot Size:	2,483

This 3 Bedroom-2 Bath townhome is BIG with vaulted ceilings and an open large 2 story floor plan. The townhome has been professionally staged and will impress your client. Bright and clean, with new Hardwood Oak Floor downstairs and new floor tile in the Master Bath. There is a wood burning natural gas fireplace. Sunny Large Upper Deck. Some upgraded kitchen appliances. 2 car garage with new door and opener. Gas Grill BBQ, washer and dryer included! Sellers Are Offering a One Year Home Warranty Plan.

BRING ALL OFFERS !!!

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1717 Clark A

Status:	Closed Sale	Bedrooms:	4
List Date:	10/21/2007	Bathrooms:	2
Area:	N Redondo Bch-Villas S	Sqft:	2737
LP:	\$949,000	SP:	\$910,000
Listed:	10/21/2007	Built:	2001
DOM:	60	Lot Size:	7,500

Very large open Mediterranean style townhouse. Home boasts front unit with side yard and 2 car garage. walk to high ceilings, and open airy home. Lots of space for large family. 4 bedrooms and open loft area, great for family room or office or ... the skys the limit! Skylights throughout home draw in tons of natural light. This home was built in 2001 by La Charite Homes and has beautiful features throughout. A must see. Granite counter tops, stainless appliances, Tile flooring downstairs. Large living room opens onto side yard that is perfect for the kids or pets. Sellers spent over \$20,000 for a large steam shower in master bath. Laundry room is off bedrooms, all bedrooms located upstairs. Many skylights throughout, so it's a very bright home.



2123 Havemeyer

Status:	Closed Sale	Bedrooms:	3
List Date:	11/25/2007	Bathrooms:	1
Area:	N Redondo Bch-El Nino	Sqft:	1174
LP:	\$610,000	SP:	\$669,000
Listed:	11/25/2007	Built:	1955
DOM:	9	Lot Size:	6,979

This home is exceptional featuring a sunny kitchen with a cozy breakfast nook and city view. It's roomy and spacious with 3 bedrooms, cheerful living room, formal dining area, and 2 bathrooms. For entertaining, you'll enjoy the expansive rear brick patio sitting high atop the city with easterly views of lights in the evening. Don't miss the built-in hutches in the dining area, recessed lighting, 2 car garage with electric garage door and lots of overhead storage, sprinkler system, wall safe, big closets, and 130 foot street to street lot. This is a lovely home on a very quiet street. Havemeyer is a wonderful neighborhood and a terrific street of impeccable homes with well manicured lawns.



2417 Hill

Status:	Closed Sale	Bedrooms:	5
List Date:	11/09/2007	Bathrooms:	4
Area:	N Redondo Bch-El Nino	Sqft:	3511
LP:	\$1,549,000	SP:	\$1,515,000
Listed:	11/09/2007	Built:	2007
DOM:	68	Lot Size:	7,500

Brand New Custom Built By Advanced Design & Construction Inc. Elegant living in this spacious 5bed/ 4 bath floor plan. Every room is spacious bright and beautifully done. High ceilings throughout. Sweeping curved staircase over-looks formal living room, boasting a 2 story ceiling, large windows & custom fireplace. Inviting dining room with gracious ambiance. Breathtaking gourmet kitchen outfitted quality S.S. Viking Professional appliances, granite counters tops, large center island. Outstanding great room w/fireplace leads to huge, private backyard. Tranquil master retreat has a warm marble fireplace, viewing balcony, large closet and elegant master bath with spa tub, separate shower and extensive counter tops. Two over size car garage. landscaping surrounds this prestigious masterpiece. This is one of the Best quality in North Redondo Beach, huge 7500 Sq. Ft. Lot, in the nice neighborhood, A/C Ready, Pre wired Alarm System, Sound system, Central Vacuum, Solid hardwood floor and Marb