

Comparative Market Analysis

Listing Details

February 08, 2008

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



2501 Novato

Status:	Closed Sale	Bedrooms:	4
List Date:	09/28/2007	Bathrooms:	4
Area:	Monte Malaga	Sqft:	3305
LP:	\$2,300,000	SP:	\$2,150,000
Listed:	09/28/2007	Built:	1956
DOM:	36	Lot Size:	25,440

Prestigious Monte Malaga area (lower Granvia Altamira). This distinctive home sits on over 25,000 sq. feet of primarily level land. The home was in the middle of renovation when the former owner lost it in foreclosure. The bathrooms need to be completed, along with other minor cosmetic items. This is a unique opportunity to exercise your creative talents to finish the house and customize it to your own taste. The former owners did have a second story addition approved by PVE which, when completed, would provide a "queen's necklace" view.



952 Granvia Altamira

Status:	Closed Sale	Bedrooms:	5
List Date:	12/06/2007	Bathrooms:	1
Area:	Monte Malaga	Sqft:	3165
LP:	\$2,350,000	SP:	\$2,125,000
Listed:	12/06/2007	Built:	1958
DOM:	2	Lot Size:	21,900

View, View, View. This sensational property has panoramic coastline, ocean, malibu, mountain & city views with almost all usable 21,900 sq ft land. According to the plan in Palos Verdes Homes Association, the current main house is 2,430 sq. ft. with 3 bedrooms, 2 1/2 baths; the permitted guest house is 735 sq ft with 2 bedrooms, 2 walk in closets, 2 sinks with 2 vanities, and a Jack-n-Jill shower/bath. Plus, there is 576 sq ft of garage. The current home is one level, but the property is zoned for a 2-1/2 story according to Art Jury. You can either remodel the current house or re-build a brand new dream mansion on the property. Please check with the City of Palos Verdes Estates and Palos Verdes Homes Association/Art Jury for details. Other features include circular driveway, beautiful new marble floors inside, slate walkways outside, swimming pool, and fruit trees,...etc.