

Comparative Market Analysis

Listing Details

July 01, 2008

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



145 Calle Mayor 44

Status:	Closed Sale	Bedrooms:	3
List Date:	05/22/2008	Bathrooms:	1
Area:	Hollywood Riviera	Sqft:	1845
LP:	\$549,900	SP:	\$562,000
Listed:	05/22/2008	Built:	1974
DOM:	5	Lot Size:	1,999

THIS IS NOT A SHORT PAY!! IT'S AN REO BARGAIN!! Call your fixer-upper clients looking for a spacious unit located just a few blocks from the beach. Highly desirable end unit offers nice ocean & shoreline views from top floor. Spacious living room with fireplace & large master suite with ocean views. Lower level family room with patio. 2 car garage with direct access. This one needs it all and it's priced accordingly!!



409 Camino De Las Colinas

Status:	Closed Sale	Bedrooms:	3
List Date:	03/17/2008	Bathrooms:	2
Area:	Hollywood Riviera	Sqft:	1566
LP:	\$748,000	SP:	\$733,000
Listed:	03/17/2008	Built:	1978
DOM:	78	Lot Size:	2,138

Great Ocean View! This Panoramic View will make you feel like you're on vacation every day! Walk to the beach or just listen to the ocean from your private deck. See the fourth of July fireworks and watch beautiful sunsets. Very private Hollywood Riviera ocean view town home. Tons of upgrades from top to bottom. 3 Bedroom/2.5 Bathroom, Kitchen has granite counter tops, and the unit beautiful hardwood floors and fantastic finishes throughout. Ceiling fans and sky lights make summer days unforgettable. The Bathrooms have beautiful glass tiles along with amazing custom paint and lighting.



3933 Mesa

Status:	Closed Sale	Bedrooms:	3
List Date:	04/16/2008	Bathrooms:	2
Area:	Hollywood Riviera	Sqft:	1840
LP:	\$895,000	SP:	\$850,000
Listed:	04/16/2008	Built:	1970
DOM:	53	Lot Size:	6,320

VIEW! VIEW! VIEW! Breathtaking City and Mountain Views Spanning 180 Degrees From Century City to The North, to Hollywood & Downtown Los Angeles to the east and San Pedro Harbor to the south from ALMOST EVERY ROOM in the house! Spacious kitchen opens to breakfast nook and balcony with gorgeous mountain and city views. Perfect for barbecue and entertaining. Living room and dining room open to panoramic views of mountain and city. Nice size back yard with rose garden and fruit trees! Trust sale property no court confirmation - Original owner.

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4307 Newton

Status:	Closed Sale	Bedrooms:	3
List Date:	04/29/2008	Bathrooms:	2
Area:	Hollywood Riviera	Sqft:	1550
LP:	\$859,000	SP:	\$860,000
Listed:	04/29/2008	Built:	
DOM:	15	Lot Size:	7,000

Gorgeous remodel in a park like setting! 3 bedrooms, 2 baths, appx 1550 sq ft, a 2 car attached garage with direct access. Nice big open kitchen with custom cabinets, granite counters, and a built in buffet with storage. Oak hardwood floors through out the home. New Anderson windows and new central heater. All new accent lighting across the front of the property. 2 large yards each with it's own patio. All this on an over sized 7,000 sq ft lot with pastoral views from kitchen and living room. This home is in turnkey condition!!



112 Via El Chico

Status:	Closed Sale	Bedrooms:	4
List Date:	01/02/2008	Bathrooms:	1
Area:	Hollywood Riviera	Sqft:	1680
LP:	\$849,900	SP:	\$870,000
Listed:	01/02/2008	Built:	1951
DOM:	111	Lot Size:	7,300

Charming one level home with 4 bedrooms and 2.5 baths in the fantastic Hollywood Riviera. Living room with sliding doors. Deck off of living room. Living room features an open beam ceiling and brick fireplace. Other features include hardwood floors and an attached 2 car garage. Close to riviera village, shopping, restaurants, and of course the Beach.



961 Calle Miramar

Status:	Closed Sale	Bedrooms:	3
List Date:	04/23/2008	Bathrooms:	1
Area:	Hollywood Riviera	Sqft:	1979
LP:	\$1,295,000	SP:	\$1,230,000
Listed:	04/23/2008	Built:	1952
DOM:	8	Lot Size:	11,760

Immediately enjoy your new home when you move into this entertainer's dream home! Great open family room, dining room and kitchen make for enjoyable evenings with family and friends. The family room has open beam ceilings, fireplace and walls of glass that overlook the large backyard and brick patio. The patio has a built-in BBQ and a brick fireplace - perfect for those summer nights out enjoying the sparkling pool, queen's necklace and city lights views!! It's truly stunning! The house has 3 bedrooms and 2 bathrooms - both of which have been handsomely remodeled. The kitchen has granite counters and breakfast bar, hardwood floors, bright and sunny white cabinets, skylight and stainless appliances. The oversized lot is over 11,000 sq ft! Be close to Riviera Elementary School, Rocketship Park and walking path when you move in to this wonderful home!