

Comparative Market Analysis

Listing Details

July 01, 2009

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



1215 East Acacia

Status:	Closed Sale	Bedrooms:	3
List Date:	03/10/2009	Bathrooms:	2
Area:	141	Sqft:	1285
LP:	\$659,000	SP:	\$637,500
End Date:	06/15/2009	Built:	1949
DOM:	72	Lot Size:	6,250

Clean 3 bedroom 2 bath home on desirable Candy Cane Lane. Upon entering you will find the bright living and dining rooms. The kitchen offers white tile counters, built in stove top, and built in oven. There is a breakfast counter as well as a casual dining area with sliding doors leading to patio and nicely landscaped back yard. There is a bonus room in the back. Two front bedrooms share the first full bath. Master has its own full bathroom. This nice clean home is move-in ready for your buyers.



910 Eucalyptus Dr.

Status:	Closed Sale	Bedrooms:	4
List Date:	05/14/2008	Bathrooms:	1
Area:	141	Sqft:	2183
LP:	\$750,000	SP:	\$650,000
End Date:	06/17/2009	Built:	1929
DOM:	348	Lot Size:	7,800

(Click to view virtual tour).Oversize Lot 7,800 Sq Ft - Main House 1,589 Sq Ft - 3 bedrooms 2 baths + office - Living Room - Dining Room- Breakfast Nook - Master Bedroom Walk-in closet- Hardwood Floors and Carpet - Laundry Room - Extra Wide 2 Car Driveway- Second Structure 594 Sq Ft - Sun Drenched Backyard- Award Winning Distinguished El Segundo School District - Ocean Breeze - Minutes to the beach - Perfect Location; - Legal non-conforming Duplex- Seller has applied for the Residential Sound Insulation Program.



901 Center

Status:	Closed Sale	Bedrooms:	3
List Date:	03/11/2009	Bathrooms:	2
Area:	141	Sqft:	1112
LP:	\$675,000	SP:	\$657,000
End Date:	06/04/2009	Built:	1953
DOM:	85	Lot Size:	6,048

Great house, great price; medium size lot (6048 sf). Wonderful neighborhood. Soundproofed under the LAX/City of El Segundo program. New double pane windows throughout and double pane slider professionally installed. Air conditioning and pool. Charming home with fireplace and two baths. Tub is jetted. Could be fantastic with a little "pottery barn" effort. Cabana (needs work).



637 Virginia

Status:	Closed Sale	Bedrooms:	2
List Date:	06/21/2007	Bathrooms:	1
Area:	141	Sqft:	1480
LP:	\$699,000	SP:	\$699,000
End Date:	06/15/2009	Built:	1932
DOM:	736	Lot Size:	7,998

This charismatic and very distinctive home sits on a huge R2 lot. Minutes from shopping, parks, beach and schools. It is indeed an opportunity to step into a blend of the old with the capability of combining with the new to create a gorgeous and comfortable dwelling. The living room boasts a fireplace. The dining room and den are both situated off the kitchen area, creating a warm family atmosphere. Access to the patio area, outfitted with a fireplace, is located off the dining room. The landscaped backyard is enormous with great potential. Entrance to the two car garage is through the driveway at the side of the house. Endless possibilities! Worth considering...

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424 Washington

Status:	Closed Sale	Bedrooms:	3
List Date:	11/20/2008	Bathrooms:	2
Area:	141	Sqft:	1666
LP:	\$799,000	SP:	\$775,000
End Date:	06/05/2009	Built:	1953
DOM:	152	Lot Size:	6,251

This is a charming 3 bedroom, 2 bathroom plus office home in a great location. Excellent floor plan with new hardwood floors, tile, and carpet. The living room has a wood burning fireplace. Kitchen with stainless steel appliances. Both bathrooms have been upgraded with tile throughout, large master bedroom with high ceilings and small sitting area. New copper plumbing. Large backyard that is great for that outdoor entertaining and double car garage. Come see this well priced home!



937 Eucalyptus

Status:	Closed Sale	Bedrooms:	3
List Date:	12/10/2008	Bathrooms:	1
Area:	141	Sqft:	1975
LP:	\$799,000	SP:	\$780,000
End Date:	06/02/2009	Built:	1959
DOM:	153	Lot Size:	6,199

Completely remodeled, large, 3 bedroom and 2 bathroom family home. Open floor plan, extra large bedrooms, corner lot, finished oversized two car garage. Many upgrades include: custom build cabinets, new windows, central air, forced heat, granite counter tops, hardwood floors, new paint, recessed lighting, gas/wood burning fireplace, high ceilings in the living room with a skylight, stainless steel appliances, and much more. Must see inside to appreciate this spotless, ready to move in, light and bright, large family home. New amazing price! Won't last!



724 Loma Vista

Status:	Closed Sale	Bedrooms:	3
List Date:	02/10/2009	Bathrooms:	3
Area:	141	Sqft:	2306
LP:	\$859,000	SP:	\$780,000
End Date:	06/08/2009	Built:	1985
DOM:	61	Lot Size:	5,900

Super multi-level Family Home Built in 1985 features very nice floor plan. Three bedrooms, 3 Baths, Large Living Room w/ Fireplace, Family Room w/ Fireplace, Dining Area + big open Kitchen, Needs upgrading but very unique and nice. Sits high on a hill, decks, VIEWS! Great yard, very private! 2-Car Attached Garage. Walk to schools, park, shopping, beach...



750 Bayonne

Status:	Closed Sale	Bedrooms:	4
List Date:	04/30/2009	Bathrooms:	2
Area:	141	Sqft:	2023
LP:	\$899,000	SP:	\$780,000
End Date:	06/30/2009	Built:	1947
DOM:	62	Lot Size:	7,176

Beautiful remodeled 4 bedroom, 2 bath house. Spacious front room, attached to newly remodeled kitchen complete with granite countertops and all stainless steel appliances. Hardwood floors throughout. Small decks on front and back of house. Master bedroom has an abundance of natural light with a lovely view of the backyard garden. Detached garage located next to a beautiful outdoor garden and a rumpus room with wet bar, fireplace and half bath.

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640 Bungalow

Status:	Closed Sale	Bedrooms:	3
List Date:	09/15/2008	Bathrooms:	2
Area:	141	Sqft:	2448
LP:	\$875,000	SP:	\$800,000
End Date:	06/02/2009	Built:	1941
DOM:	239	Lot Size:	6,466

REDUCED! LET'S GO TO ESCROW! Great space! 3 bedrooms + family room, + den. 2.5 bath in excellent central location of El Segundo. Single level home except for upstairs den/suite with 1/2 bath and fireplace. (Perfect for extended family, home office, or study.) Remodeled, contemporary, and sunny kitchen has skylight with newer appliances including built-in microwave, oven, recessed lighting, and center island cooktop with flat surface burners and computerized fan. Large dining area off kitchen. Family room has hardwood floors with used brick fireplace. Master bedroom suite is spacious with great closet space. Bedrooms have smooth ceilings, new paint, and new berber-like carpet. Large, enclosed yard with additional storage. Property has undergone airport soundproofing package which includes new windows, new heater, and central air conditioning. This is a trust and subject to approval of trust beneficiaries . Built-in jacuzzi may not be operable. (No warranty.)



1550 East Mariposa

Status:	Closed Sale	Bedrooms:	3
List Date:	11/19/2008	Bathrooms:	2
Area:	141	Sqft:	2110
LP:	\$889,000	SP:	\$889,000
End Date:	06/05/2009	Built:	1952
DOM:	171	Lot Size:	7,095

3 Bedroom plus office / 2 3/4 Baths / 2,110 SF / 7,096 SF Lot

Stylish Custom Spanish Home. Kitchen offers granite counters and stainless steel appliances, open to Dining Room and Living Room. Marble steps lead down to oversized family room with high ceilings. French doors with shutters open to private patio with fountain. Uniquely designed Master Bedroom with large walk-in closet. Master bath with custom granite, glass & cabinetry, spa tub and separate double head shower. Office with fireplace and separate bathroom. Two additional bedrooms share a nicely appointed full bath with granite counters. Copper plumbing. Super size detached garage.



339 Loma Vista

Status:	Closed Sale	Bedrooms:	3
List Date:	06/02/2009	Bathrooms:	2
Area:	141	Sqft:	2100
LP:	\$1,189,000	SP:	\$1,100,000
End Date:	06/18/2009	Built:	1929
DOM:	23	Lot Size:	7,680

This property is truly a one of a kind find! Spread out on an approx. 60 x 128 foot lot this beautifully renovated "1929" classic Spanish home reflects the simple but classic spacious living not readily seen anymore. The property includes completely remodeled: Kitchen, Bathrooms, Floors, Garage, Landscaping (Front and Back), Driveway, Roof, and much - much more... Aside from a well suited floorplan inside the grounds outside also bring a uniqueness all their own - with fruit trees bordering the Northern property line (Nectarine, Orange, Plum, Apricot & Apple) accompanied by a beautiful waterfall and creek which outline the large back yard - this truly resembles a little corner of paradise! The property also contains a detached Studio with a bathroom (not included in the square footage) along with a detached Laundry Room. This "La Quinta" type estate and is certainly one not to be missed.

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720 Sierra

Status:	Closed Sale	Bedrooms:	5
List Date:	03/18/2009	Bathrooms:	5
Area:	141	Sqft:	3951
LP:	\$1,525,000	SP:	\$1,475,000
End Date:	06/18/2009	Built:	2006
DOM:	14	Lot Size:	6,480

Stunning, better than new, 5 bd 5 ba home. Custom JRO quality construction, state of the art design, functionality and true quality workmanship. Traditional, intelligent open floorplan with 4 bedrooms up and 1 on the main level. Striking cherry hardwood floors, impressive spiral staircase, arched doorways, high doors and soaring ceilings throughout. Expansive master suite and bath with spa tub and frameless glass, dual-headed, shower. Gourmet granite and stainless steel kitchen with island, sink and bar seating. Viking 6-burner range, high end appliances, informal dining plus butler's and walk-in pantries. The formal dining room features custom cabinetry. Both living and family rooms flow easily for perfect entertaining and showcase fireplaces as does the master suite. The family room opens to a park-like backyard with patio and room for pool. There's plantation shutters, surround sound, security, giant beautifully-equipped laundry room and a 3-car garage with dual level storage.